Shebandowan Lake Land Use Plan

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Ontario
Ministry of Natural Resources

Hon. Alan W. Pope
Minister

John R. Sloan
Deputy Minister

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DRAFT SHEBANDOWAN LAKE

LAND USE PLAN

June 1983

SHEBANDOWAN LAKE
LAND USE PLAN

MINISTRY OF NATURAL RESOURCES
THUNDER BAY DISTRICT

Final Draft prepared June 1983 by L. Barbetti

Approved by ____________________ on [illegible]
District Manager Date

Approved by ____________________ on [illegible]
Regional Director Date

PREFACE

Shebandowan Lake has been a favourite of Thunder Bay residents for major recreational activities such as cottaging and day-use recreation. In addition to this role, the Lake has developed industrial importance with the opening of the International Nickel Company Limited's Shebandowan Mine.

In the early 1970's, it became obvious that resource and recreational developments were having serious impact on the Lake's natural resources. This concerned local residents and the Provincial Government. Together, through the preparation of this land use plan, we are trying to reduce these impacts and maintain the environment and general character of Shebandowan Lake, while still meeting the needs of its people.

While the Ministry of Natural Resources has played the lead role in preparing this plan, all Ministries with jurisdiction over the development and use of the planning area have been involved. Therefore, this document will serve as a framework to guide Provincial programs' implementation in and around Shebandowan Lake. Throughout the resource studies and development of a land use concept, the public has played a key role. The information they provided and concerns they expressed have been instrumental in developing this land use plan.

In order to ensure that this Plan is responsible to changing needs of the public, technology of resource use and programs of government, this Plan should be reviewed each five years. Other reviews may be conducted at any time in response to major new developments not foreseen at this time or upon completion of the regional plans such as the District Land Use Plan, to ensure conformity of directions laid out in the plans. Changes to this Plan should only be made as a result of a similar planning process used to prepare this Plan and should involve the participants of this project.

A lot of time and effort has gone into the preparation of this Plan and I would like to thank all those agencies and individuals who have contributed to this work. A special note of appreciation goes to the staff of the Ministries of Municipal Affairs and Housing, Environment, and Transportation and Communications who provided information and comments throughout the planning process and to Mr. B. Hamilton and the Shebandowan Lake Campers Association who conducted surveys and provided assistance throughout the project.

D.E. McHale
District Manager
Thunder Bay District

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INTRODUCTION

INTRODUCTION

Attention Focuses on Shebandowan Lake

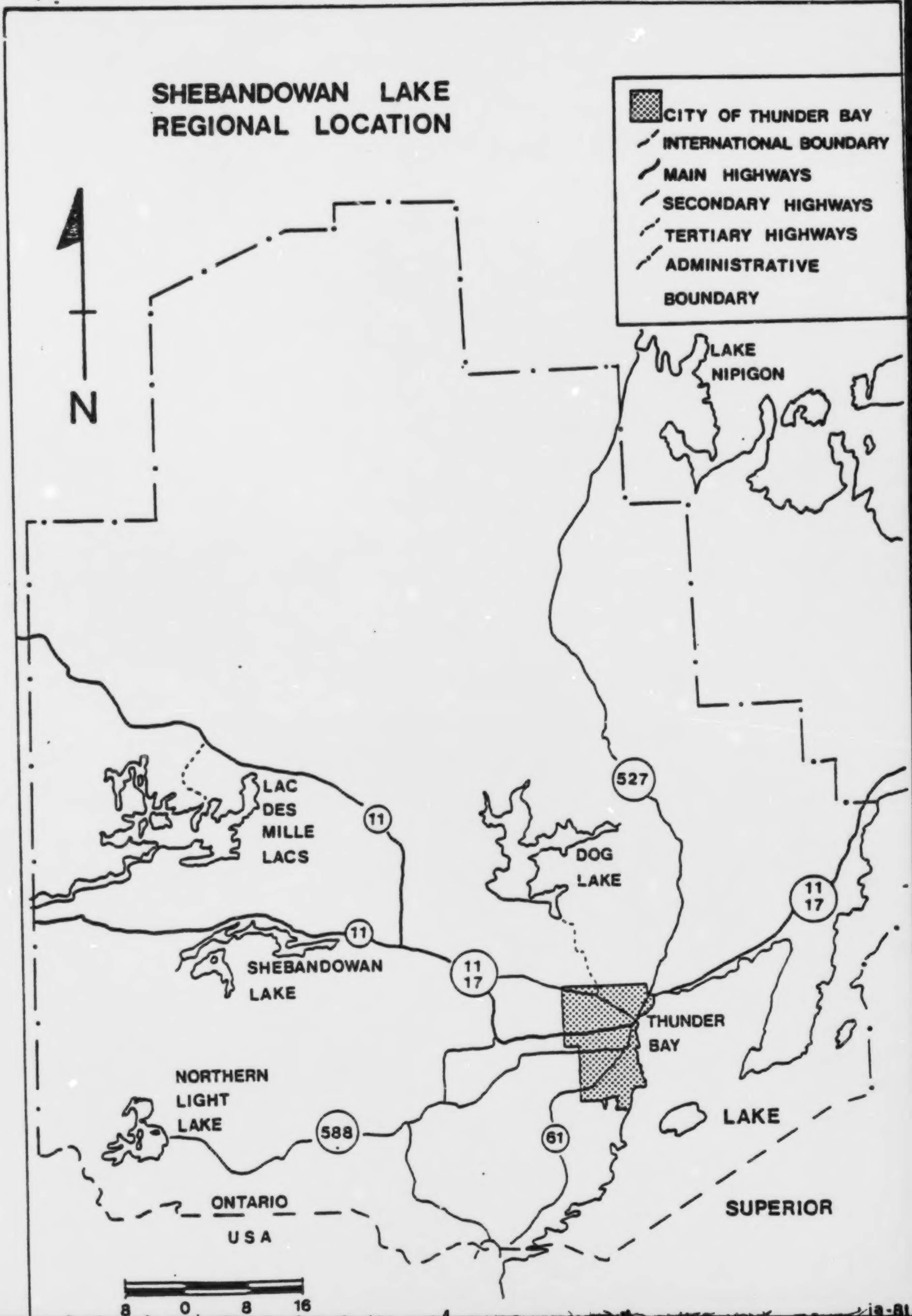
Since the 1600's trans-Canada travels of early explorers and voyaguers, Shebandowan Lake has played an important role in the development and settlement of Northern Ontario. After the days of the fur trade, it became important for hydro power generation, and by the 1940's was a focus for logging and settlement. By 1960, the Lake had also gained importance for commercial and sport fishing. Much of the Lake's recreational development and the growth of Shebandowan Village has taken place since the 1940's. Between 1960 and 1968, the area experienced a surge in residential development.

In 1969, in response to the area's new role in mineral production, land between Thunder Bay and Shebandowan Lake was placed under a Restricted Area Order of The Public Lands Act to control residential growth.

Today, Shebandowan Lake still supports resource production, transportation and recreation activities. Trapping, mining, logging, fishing, tourism and cottaging all take place here. In the early 1970's, man's impact of the Lake was becoming evident. Residents and resource managers observed lower water qualities, a declining fishery, over use of access points and campsites and increasing conflicts between users wanting the Lake's resources.

The Ministries of Natural Resources and the Environment began collecting information on the natural resources and types and levels of land uses. In 1976, the decision to prepare a land use plan for the area's future was made, and a planning area of Shebandowan Lake and 1.6 km (1 mile) immediate backshore was delineated. A team of Ministry of Natural Resources resource managers drawing on the expertise of other agencies and the public was given the task of developing a plan that identified and allocated resources to be permitted uses on the lake.

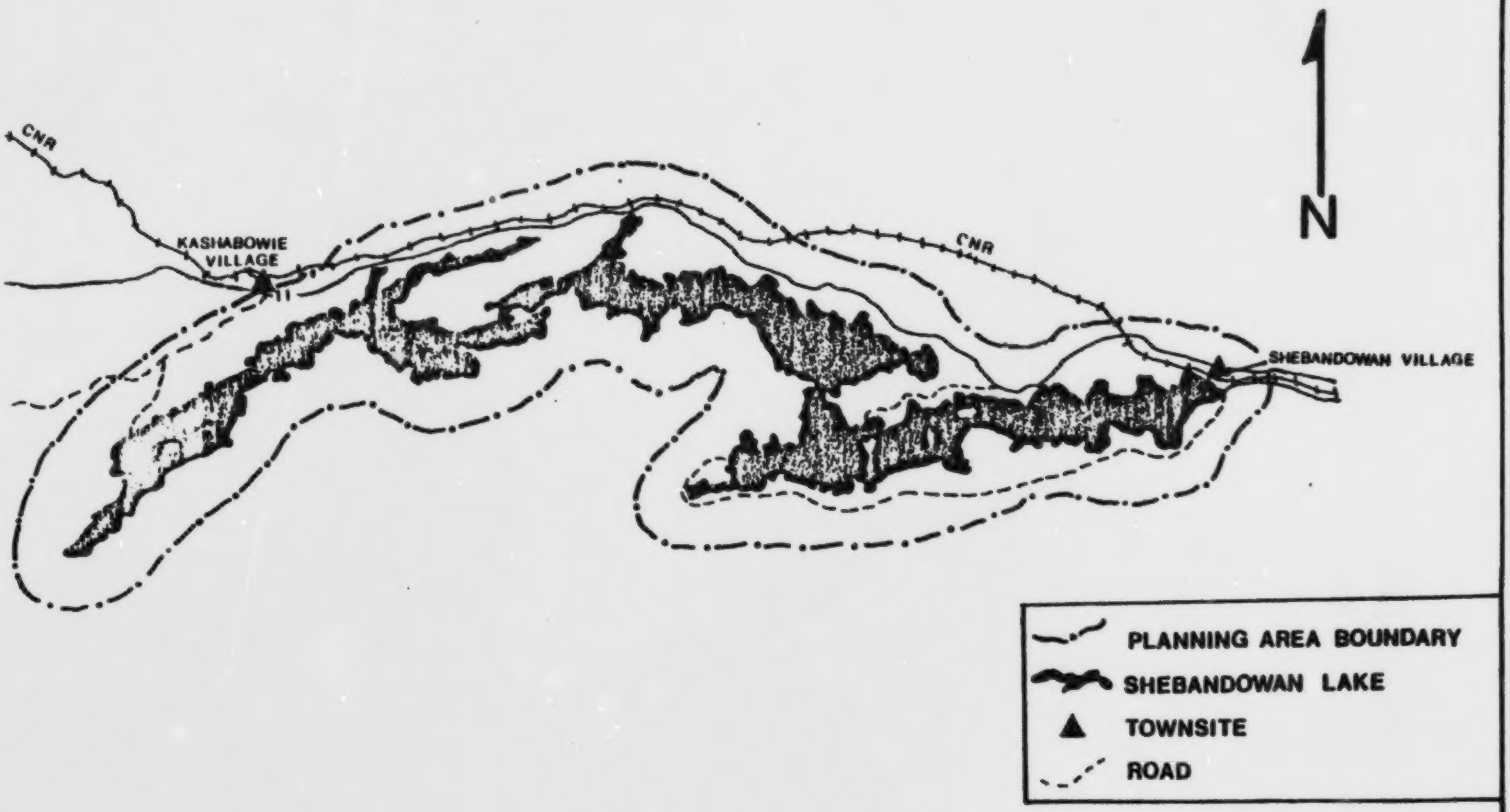
This document is the final stage of that task. It summarizes the process used by the resource managers to prepare the plan, the background information collected, the alternative concepts considered, the public response and comments, and the final plan that was developed for Shebandowan Lake.



SHEBANDOWAN LAKE
REGIONAL LOCATION

▨ CITY OF THUNDER BAY
INTERNATIONAL BOUNDARY
MAIN HIGHWAYS
SECONDARY HIGHWAYS
TERTIARY HIGHWAYS
ADMINISTRATIVE BOUNDARY
N
LAKE NIPIGON
LAC DES MILLE LACS
11
527
DOG LAKE
11 17
11
SHEBANDOWAN LAKE
11 17
THUNDER BAY
NORTHERN LIGHT LAKE
588
61
LAKE
SUPERIOR
ONTARIO
USA
8 0 8 16

SHEBANDOWAN LAKE - LOCAL REFERENCES


N
CNR
KASHABOWIE VILLAGE
11
CNR
SHEBANDOWAN VILLAGE
PLANNING AREA BOUNDARY
SHEBANDOWAN LAKE
▲ TOWNSITE
ROAD

1"= 4 miles

ja-81

History of Project

Problem Recognized

In the early 1970's local residents and resource managers began seeing algae blooms and a general decline in water quality; fishing quality was also falling and spawning beds for the fishery were deteriorating; there was increasing shore land development and the demand for more cottages was high; access points and favourite campsites were being over used and suffering from crowding and littering; and the conflicts between users on the Lake was increasing.

Several Provincial Ministries recognized the problem developing on Shebandowan Lake and the need for guidelines that would reduce resource use conflicts and future impact on the Lake.

Project Initiated

In 1976 the Ministry of Natural Resources designated Shebandowan Lake as a "hot spot" needing a plan to guide the use of the Lake and its shoreland. A planning group was formed with a biologist, forester, land manager, recreation specialist, and planner. This group was to call upon the knowledge of geologists, park planners, municipal planners and environmental specialists, and the public throughout the development of the plan.

Terms of Reference

The Shebandowan Planning group was to study an area consisting of Shebandowan Lake and 1.6 km (1 mile) of immediate backshore: an area approximately 100 square kilometers in size. They were to identify present and future resource uses, analyze the resource base and its capabilities, establish a role for the planning area and (through a policy framework, a priority of uses and land allocation) develop a plan to reduce conflicts and guide the future activities in the Shebandowan Lake area. Throughout this task, the group was to solicit involvement from other Ministries, interest groups and the general public.

Planning Process

In developing this plan, the group set out the following planning process:

Table I: Planning Process

DATA COLLECTION -> DRAFT POLICY FRAMEWORK -> ALTERNATIVE CONCEPTS

SELECTION OF PLAN CONCEPT -> DEVELOPMENT OF LAND USE PLAN -> IMPLEMENTATION AND REVIEW PROCEDURE

Input from the public was sought at each step in the planning process. This varied from associations to individuals, and from other Ministries' staff to the technical staff of all levels of the Ministry of Natural Resources.

DATA COLLECTION: Information was collected concerning the history and people of the area, its natural resources, and the present development and use of land. Resource potentials and trends in uses were examined and conflicts and issues were identified. This was presented in the Shebandowan Lake Land Use Plan, Background Information Report.

DRAFT POLICY FRAMEWORK: Based on the resource information, a set of goals and objectives was developed. This framework was used in developing alternative concepts.

ALTERNATIVE CONCEPTS: A range of four alternatives was prepared. These related to the future growth and development of the area and the resource management programs that could be carried out.

The policy framework and alternative concepts were presented to the public for their opinions and ideas. Their comments were used in determining the direction proposed for Shebandowan Lake.

SELECTION OF PLAN CONCEPT: Selection of a concept to become the basis of a Land Use Plan considered public comments and ideas, resource potentials, existing uses on the Lake and available legislation, policies and programs of the Ministry of Natural Resources. Many specific suggestions from the public were incorporated into the final plan concept.

DEVELOPMENT OF LAND USE PLAN AND IMPLEMENTATION AND REVIEW PROCEDURE: This document develops the details of a Land Use Plan around the chosen concept. It sets guidelines for the management and use of Shebandowan's resources. It also puts forth the method to be used to implement the plan and the procedure for reviewing and updating the plan.

Plan Format

This plan deals with a major lake and its associated land use problems. It therefore resembles both a lake management plan and a land use plan. Its content extends beyond the bounds of either of these zoning formats so that a link may be provided between the policies and zoning of a land use plan to the details of resource management plans.

It follows the steps of the planning process and uses the following chapter headings:

Shebandowan in Perspective

- Background Information

Alternative Concepts

- Options and Responses

The Plan

- Policies and Zones

Implementation and Review

The plan itself consists of a policy framework outlining the goals and objectives for Shebandowan Lake; and a land use schedule (map) which allocates areas to specific land uses.

SHEBANDOWAN IN PERSPECTIVE

- Background Information

SHEBANDOWAN IN PERSPECTIVE - Background Information

This chapter is a brief outline of the cultural and natural resources of Shebandowan. It puts into perspective the past, present and potential land uses of the area. Background Information published in 1978 provides the more detailed analysis of this information.

Historical Perspective

The word "Shebandowan" is of Ojibway origin, meaning "Old Indian Home". This history of the area dates back to 3000 B.C. when Indians were known to inhabit sites at the Kashabowie River mouth and the west end of Lower Shebandowan. The area has high potential for archaeological remnants of this cultural heritage, however, a thorough survey for artifacts has not been conducted.

The area is first mentioned in the annals of the North West Company and became prominent in travel and settlement history with the 1800's establishment of the Dawson Trail link between Thunder Bay and Winnipeg. Relics of the Wolseley Expedition can still be located and sketches and paintings showing Indian lodges and encampment sites remain as proof of this areas' early activity.

In 1925, the Kaministiquia Power Company blasted the narrows and built dams to create storage reservoirs for hydro power generation. Cottaging and settlement also developed at this time. By the late 1940's the lake was being used to boom logs to local sawmills on its shore and 200 cottages had been built.

When commercial wood reserves were exhausted, the focus of activity turned to recreation, based on a well established sport fishery and extensive summer camp development.

The commercial fishery which started in 1965 has since fallen off to one licence.

Much of the seasonal development has taken place since the 1940's with another surge of development being surveyed and sold between 1950 and 1968.

The 1969 decision to develop I.N.C.O. Ltd. claims at Discovery Bay created a demand for local residential development. To control such development and focus it in existing urban settlements a Restricted Area Order under The Public Lands Act was established on the area.

Today, the Lake maintains its role as an important recreational area and resource base for industrial uses.

Natural Resource Perspective

Climate

Shebandowan Lake experiences a continental climate with great differences between summer and winter temperatures.

Summer temperatures warm the Lake making it a popular recreation area. The growing season in the area is not sufficient for corn crops but is within the minimum requirement for select grains. However, considering this with soil characteristics, the area's agricultural potential is assessed to be low.

Bedrock Geology

The Early Precambrian bedrock offers extremely high mineral potential. Major deposits include copper, nickel, gold, silver, cobalt, zinc, platinum, molybdenum, chromite, talc and asbestos. Within the numerous claims staked by I.N.C.O. Ltd. and Falconbridge Mining Co., at least twenty areas show economic potential. The most significant is the Crayfish Creek Fault in Discovery Bay which is being mined by I.N.C.O.

Although potential is high, present use is limited. The area has experienced active exploration, but development of these mining claims is dependent on market conditions, metal prices and technology. Often the period between discovery and resource production is many years; increasing the possibility of conflicting land uses. Therefore, it is important to consider the benefits generated by future mining developments before considering competing land uses such as residential or recreational developments.

Surficial Geology and Soils

The glacial overburden, or ground moraine in this area is composed of silty to sandy till. The topography is gentle rolling hills, interspersed with low flat areas and high sand banks. Aggregate material is focused on the eastern half of the Lake and is assessed as low to moderate production potential. It will continue to meet local needs but has limited industrial production potential.

Soils are shallow and sandy with pockets of deeper deposits. They have not been assessed for agricultural potential but no farming exists at this time. The climatic conditions also contribute to this area being considered to have low agricultural potential.

Watershed

Shebandowan Lake has a total surface area of approximately 58 square kilometers (23 sq. miles). This is a small watershed, with a relatively low flushing rate.

It is presently controlled for hydro electric power generation by Ontario Hydro.

Forestry

This area has Boreal Forest Region species with a considerable mix of species from the Great Lake - St. Lawrence Forest Region. Timber capability is considered moderate for commercial production. In the past, it supported a local industry. It is presently supporting small harvesting operations from the Crown Management Unit focused on the north shore. These generate local employment and economic benefits. Numerous forest research plots have been established and the area's potential for this is good. This use can be expected to expand.

Great Lakes Forest Products' licence area focuses on the south shore of the Lake. In the future, their forest operations in this area are expected to increase with improved employment and economic benefits to the area.

Wildlife

Some of the remote areas offer good boreal wildlife populations but the Lake's intensive shoreline development has contributed to diminished wildlife populations.

Moose densities are assessed as medium and they support a medium level of hunting. Present levels of hunting are close to the area's potential to support the moose populations and are not expected to increase.

Deer hunting is low; as is the area's potential to produce deer.

In view of the area's accessiblity and residential development, there is low potential for increased benefits from hunting moose and deer. Potential for viewing wildlife, in association with other recreational activities is considered good.

The area has a relatively low harvest of commercial fur bearing species, and trapping is not considered a significant resource use in the area. It is expected to continue at its existing level.

Fishery

Fish species include walleye, whitefish, northern pike, small mouth bass, lake herring, perch, burbot, suckers, and a remnant population of lake trout. Fish productivity is calculated at 16,926 kg (37,239 lbs) per annum of which 40% is considered sport fish species.[1]

The sport fishery harvest is calculated at 22,437 kg (49,362 lbs); and is exceeding annual production as calculated above.

The commercial fish harvest has continually declined since 1967, to a single licence.

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[1] OMNR, Shebandowan Lake Land Use Plan, Background Information, 1978, page 30

The fishery is considered to be under great stress from conflicting land and resource uses. Careful consideration must be given to protecting sensitive spawning beds and managing the harvest in order to maintain this resource.

Recreational Resource

Shebandowan Lake is considered to have moderate capability for lodging, boating, angling and bathing under the Canada Land Inventory. Scattered classes of high and moderately high capabilities for outdoor recreation occur around the lake. The Ontario Land Inventory has also ranked the shoreline features for their ability to attract and sustain recreation. Lodging and bathing potentials are both ranked moderate with specific pockets of shoreland capable of supporting development.

The Lake has the potential to support approximately 475,000 user days per annum of boating, 125,000 user days per annum to sustain water quality and 69,000 user days per annum for shoreland development.[1] As shown in the following section "Present Situation", much of this potential is already developed and in some cases, the lake is showing signs of being over used.

Present Situation

For many years, Shebandowan Lake has been a favour of Thunder Bay residents for recreation activities such as cottaging, camping and fishing. It is only 90 km (55 miles) west of the City of Thunder Bay and they are linked by a quality Provincial Highway (#11).

[1] ibid. pg. 59

As already mentioned, the area has a significant industrial role in mining and it also supports logging, trapping and some commercial fishing.

Its waters and their link with Kashabowie and Greenwater Lakes form a major water based recreation and tourism area close to Thunder Bay.

The demand for public recreation close to Thunder Bay has resulted in numerous access points being developed by the public along Shebandowan Lake. They have been located at random, with no regards for the sites' physical capabilities to sustain use or their location relative to commercial and private facilities. Thus they have focused on the lower portion of the Lake, offering insufficient access to other areas of the Lake. Also, they have often conflicted with adjacent land owners or become overcrowded and have deteriorated in quality.

About 40% of the shoreland is privately owned and one-third of this is already developed. There are 620 residences and 11 commercial enterprises on the Lake and they are focused on the north shore and concentrated on Lower and Middle Shebandowan. There is also one government base, and 14 access points on the Lake. Together, these shoreland developments generate more than 300,000 user days per annum.[1]

When compared with the capacity calculations, present development levels appear to exceed the Lake's ability to withstand use. These calculations are only guidelines but they indicate that potential for

[1] ibid, pg. 64

further development is low. Despite this situation, 2/3 of the shoreland is yet undeveloped and pressure for more residential development on this popular Lake is high.

Other Plans and Programs

Shebandowan Lake does not lie within any previously defined local planning area. However, it is affected by regional level plans whose broad policy directives influence land uses; and by specific management programs that effect resource uses. All of these were considered in developing this plan.

The regional plans include Design for Development: Northwestern Ontario Region, Design Strategy for Development which deals with growth, Development of Tourism in Northern Ontario, Long Range Planning for the Electric Power System and its subsequent Transmission Corridor Study: Marmion Lake to Thunder Bay, and the Strategic Land Use Plan for Northwestern Ontario.

Existing management programs that could affect resources in the Shebandowan area include: the strategic and sensitive areas program for the protection and preservation of unique features; a Restricted Area Order under Section 13 of The Public Lands Act for the control of development on private and Crown land; Wildlife Management Unit #11 for data collection and wildlife management; Crown Management Unit for forest resource research and management practices; Great Lakes Forest Products Ltd. licence for the production of timber; the North Central Regional Recreational Zoning Plan which guides the disposition of Crown land for recreational purposes; numerous mineral assessment projects and active claim staking work. In the future, the District Land Use Guidelines and the District Fisheries Management Plan could affect resources in the Shebandowan area.

Problems and Issues

Throughout the planning process, discussions with the public and reviews of resource information helped to refine and define the problems facing this area. Some of the concerns identified can be dealt with under the terms of this work but other encompass areas of broader Provincial concern and require the attention of agencies beyond the scope of this plan. The issues identified are presented below in their order of importance as identified by the public.

Need for More Intensive Fisheries Management

Concern over the declining fishery was clearly expressed by the majority of residents and users of Shebandowan Lake. The decline of the fishery has been attributed to reduced water quality, increased debris on spawning beds, and over harvesting of the resources. Residents called for the maintenance of a sport fishery in Shebandowan Lake. This problem can be addressed within this Plan and the fishery management programs of the Ministry of Natural Resources.

Control of Private Development

People recognize that Shebandowan Lake as a near urban lake, is popular for cottaging and day use recreation and is facing the pressures for increased use and development. Shebandowan Lake is no longer a remote wilderness lake but it still offers a quality recreational experience. Its residents want to continue to enjoy this. While calling for strict environmental standards to be placed and enforced on the Lake, the majority of public opinions rejected over-restrictive development controls. To present over crowding and reduce environmental impacts, the public suggested lot size standards and controls on the degree of development permitted. This plan examines these levels, incorporates many of the public suggestions into standards and guidelines which control levels of development and their impacts on the environment.

This concern falls under the shared jurisdictions of the Ministry of the Environment, the Ministry of Municipal Affairs and Housing, and the Ministry of Natural Resources.

While this was the majority's opinion, it is also recognized that a minority opinion in favour of no further development and a minority opinion in favour of developing all private lands to their maximum density were expressed.

Control of Public Recreation

Residents opposed public access points as they are presently managed but suggested that a properly maintained access point on each part of Shebandowan would reduce the conflict between public and private recreationalists.

Several members of the public expressed their desire to use Shebandowan Lake although they did not own land on the Lake. They also asked that the access points be improved to reduce conflicts and provide adequate facilities.

The issue of public access to and use of the Lake is addressed in this Plan and a program is outlined for the Ministry of Natural Resources.

Water Levels and Water Quality

The water levels which are managed to satisfy power requirements on the Kaministiquia River and to protect Shebandowan Lake's fish spawning areas have resulted in water fluctuations that have inconvenienced residents. This reduced their recreational enjoyment of the Lake.

Algae blooms, plankton "windrows" and foam clouds have affected water quality and curtailed some water contact sports; particularly in the Lake's lower portion. These "blooms" have been attributed to natural enrichment and nutrient loading from shoreland development.

This Plan's policies for water level and water quality management consider the roles of Ontario Hydro and the Ministries of the Environment and Natural Resources in addressing this concern.

Recognition of Sensitive Areas and Hazards

Strong support was given by the public and government agencies to the protection of areas such as spawning beds and historic sites which are sensitive to development or use. Recognition was also given to the need to restrict development in areas of flooding or erosion hazardous to life and real property.

Commercial and Institutional Operations

Many people viewed these as land uses which compete with private recreation and objected to their expansion. Commercial recreation operations' traditional reliance upon fish and wildlife resources limits the possibility of expanding commercial recreation. Local operators and Provincial agencies expressed concern about maintaining the economic viability of existing commercial facilities over the introduction of new operations.

Public response considered the Ministry of Natural Resources' field office and fire facility to be an asset to the area and requested continued fish and wildlife enforcement and fire fighting work be based out of this headquarter.

Forest Management

While many people recognized that the economy of the area will continue to rely heavily on the timber industry, residents expressed concern over environmental impacts of harvesting on the watershed and a decline in the natural scenic beauty and undeveloped character of the south shoreline. This Plan will give direction to the forest management and operating plans which deal with this issue.

Restriction of Pesticides

The issue of pesticide spraying was raised. The control and use of chemicals is the responsibility of the Ministry of the Environment and while the Ministry of Natural Resources' use is addressed in this Plan, the use of pesticides by others extends beyond the scope of this Plan.

Mining Lands

Area residents did not object to the role Shebandowan plays in the mineral industry. The Ministry of Natural Resources supports the continued exploration and mineral development within environmental controls but is concerned about residential development occurring on mining lands in the area. This would hamper future mineral development, and also increase residential development on the lake.

This Plan addresses the issue of mining lands and their possible uses within the context of their legislated rights and privileges.

Service Corridors

While not a major concern, some people expressed a desire to minimize service corridors in the area. Shebandowan presently has two highways, one railway and three hydro transmission lines along its north shore. It was felt that additional corridor proposals must consider their impact on the recreational character of the Lake. This concern is addressed in this Plan as a guideline for consideration in Ontario Hydro, Canadian National Railways and the Ministry of Transportation and Communications work.

Local Government

The Provincial Ministries have been concerned about this "hot spot" growth area and its lack of local government to guide and represent such development. This concern was not shared by the local residents. While many agreed that local controls would be beneficial they preferred Provincial guidance over establishing a locally representative municipality. These concerns focused on added taxation and red tape.

ALTERNATIVE CONCEPTS

- Options and Responses

ALTERNATIVE CONCEPTS - Options and Responses

Four scenerios or land use concepts were developed based on differing degrees of development or growth and the implications they would have on resource management. These were outlined in detail in Concepts for a Land Use Plan and presented to the general public, interest groups and other government agencies for their review. All were asked to comment and express their preference for a land use plan.

Presented below is a brief overview of each alternative and a summary of the responses each received. The summary gives general impressions of acceptance or opposition taken from the detailed comments made on the M.N.R. planning "Comment Sheets" and the Shebandowan Lake Camper's Association "Opinion Survey".

Alternative #1 - No Development

This was the most restrictive of the four alternatives and it required reducing existing development and use in order to maintain resource potentials and bring existing use levels in line with resource capacities.

Shoreline private development would be reduced through attrition and Crown land would not be available for residential development. Access points would be limited in number and size. Commercial recreation facilities would be permitted at their present level of operation but could not expand. Their reliance on fishing and hunting recreation would be discouraged in favour of non-consumptive recreational activities.

Experimental management of the warmwater fishery would be applied to reduce the sport harvests and maintain the resource. Commercial fishing would be stopped.

Commercial fur harvest would be permitted at its present low rates. Moose and deer hunting would be restricted for Ontario resident hunters only and populations would be managed at their existing levels. Small game hunting would be available to both residents and non-resident hunters.

Forest management would be permitted within the present commitments to the industry. Special considerations would be made to aesthetics, recreation, wildlife production, and local demand for fuelwood, construction material and jobs.

Mining would be permitted to continue within resource potentials.

Service corridors, special developments and institution land uses would be minimized.

Response

As can be imagined, a majority of people supported the principle of maximizing resource potentials and putting a halt to the stresses being applied to Shebandowan Lake. However, this alternative did not receive complete support, for the majority clearly stated they were not willing to accept reducing existing development through attrition or the curtailment of their specific use of the Lake. Many residents supported reducing public recreation and commercial tourism facilities on the Lake, stopping commercial fishing, restricting the sport fishing and modifying forest harvesting industry within the watershed.

Few people, including government staff, felt this highly restrictive option was realistic and many felt that while it may be desirable, it was impossible to return a recreational lake to a more wilderness state. For others, it was the only acceptable direction for Shebandowan Lake.

Alternative #2 - Minimum Development

This concept recognized the desire of present residents to use their property and enjoy Shebandowan's resources. It also acknowledged the need for development control and management to avoid adding to present stresses and impacts on the Lake.

Private and public use of the Lake would continue with a minimum level of additional development.

Residential development would be permitted on the basis of infilling in existing recreational areas and one residence per lot. Lots would require access, a minimum shoreline frontage of 100 metres (300 ft.), a minimum area of 1 hectare (2.5 acres), an approved serviceable building site, and as always, would be subject to The Planning Act. Crown land would not be available for residential development but could be for servicing or environmentally improving existing development.

Public recreation would continue although facilities focused at access points would be on sites suitable to withstand development and use, thus reducing environmental impact.

Existing commercial recreation facilities would continue and would be permitted to expand if suitable land was available.

Commercial fur harvest and commercial fishing would continue at present levels. The commercial fishing would not continue after the present licence expired. Sport angling would be managed to maintain the warm water fishery. Moose and deer hunting would be restricted to Ontario residents, but small game hunting would be available to both residents and non-resident hunters.

Mining and forestry potentials would be developed to support the regional economy, keeping in mind the local need for fuelwood and construction materials.

Institutional uses and special developments would be permitted but with careful consideration for reducing conflicts with recreation and resource potentials for other uses.

Response

This alternative received the majority of support although many recommendations were made to alter its details. The support was given to minimize development because it allowed land owners and their families to develop their property while at the same time restricting speculative development. This alternative also permitted existing developments to be improved or rebuilt if damaged.

Respondent did not want to see the subdivision of all lakeshore properties but where permitted it should be on lots no smaller than a minimum of 45 m (150 ft.) shoreline frontage and .4 ha (1 acre) area.

A majority also felt no expansion of commercial or institutional operations on the lake should be permitted.

Opinions were equally divided on the question of maintaining all the existing free public access points. The issue was how they were managed and maintained. People did not want the Ministry of Natural Resources Base access point closed and they suggested one properly maintained access point be retained on each of the three parts of Shebandowan.

Management of the sport fishery was supported; particularly to control harvesting and protect the spawning beds.

A strong majority called for modified forest operations in order to minimize conflicts with other users.

The issue of chemical spraying was also raised.

Two final comments which extend beyond the scope of this plan, but which people raised when commenting on this alternative were:

a) the majority of residents wish to maintain boathouses and docks without a permit or fee system; and
b) all uses of land and water should be supervised and all existing regulations properly enforced. Unsafe boating practices should be curtailed, and houseboats not permitted.

Alternative #3 - Moderate Development

This alternative allows for increased residential development in recognition of the private sector's desire to subdivide land to meet the demand for cottages. Development would be permitted on any eligible land but through lot size, location and servicing standards, impact of this development should be minimized. Residential development would require access, a minimum shoreline frontage of 100 metres (300 ft.) and an area of one hectare (2.5 acres), a serviceable building site and as always, would be subject to The Planning Act. This would allow recreation development along the private shoreline of the Lake and could amount to doubling the existing amount of development. Crown land would not be made available for residential development but would be allocated to meet future demands in public recreation. Increased quantity and quality of public access and camping facilities would be provided on Crown land for public use.

Tourism facilities would be encouraged to diversify and develop facilities based on non-fishing recreational activities.

Commercial fur harvest would be expected to decrease, along with hunting due to loss of wildlife habitat to residential development.

Commercial fishing, mining and timber operations would continue within the production limits of the resources. These latter two would focus in more remote areas of the Lake to reduce conflicts with the linear recreational developments. The Ministry of Natural Resources would encourage the extraction of these resources from sites proposed for development.

Sport fishing would be permitted to fluctuate with the self-regulating fishing resource. No specific management programs would be implemented.

Institutional uses and special developments would be permitted, within the resource capacities of the area.

Response

As this Alternative #2, some aspects of this option were supported, but while residents felt each land owner should be able to use their property, they felt the lake should not be "ringed" with cottages.

Some people supported the expansion of public and commercial recreation facilities, but a majority wanted them to be limited.

The self-regulating fishery was not supported. People felt that fishery management work was needed even if it involved controlling land uses.

Alternative #4 - Maximum Development

This option for maximum development was based on Shebandowan's important role to meet recreational needs in the Thunder Bay area on the fact that a great deal of private land on the Lake remains undeveloped. The focus of this scenerio is recreational development.

Recreational subdivisions along the shore plus cluster backshore developments where sites permit intensive use would be permitted and implemented under the guidelines of The Planning Act. Lots would be a minimum 33 metres (100 ft.) in frontage and would require a serviceable building site. There could be a ten fold growth in recreational use of Shebandowan Lake under this alternative.

Permanent residential and commercial developments would be focused on Kashabowie, Young's Bay, Shelter Bay and Shebandowan Village where services could be provided. Commercial tourism facilities on the Lake would be permitted to expand to meet demand.

Crown land would be available for private cottage development through the cottage lot program of the Ministry of Natural Resources; and for increased quality and quantity of public recreation facilities.

The fishery would be self-regulating and it is predicted that sport angling would no longer be a major recreational activity on Shebandowan Lake.

Loss of habitat would result in a decline of commercial fur harvest and hunting, but they would be permitted to continue within the resource's limits.

Resource production in fish, mining and forestry would be permitted to maximize social and economic benefits.

In response to increased development and populations, community and institutional services will be required and permitted.

Response

A minimal response supported the development of Shebandowan Lake into such a major recreational community for Thunder Bay. The majority opposed this level of development and called for more stringent development standards and controls to protect the rural atmosphere the Lake presently offers.

THE PLAN

THE PLAN - Policies and Zones

To develop a Land Use Plan, a preferred alternative was chosen from the four reviewed. Selection was based on the responses from the public, residents, Shebandowan Lake Campers Association, and other government agencies, as well as the resource potential and environmental needs of the Lake. It was important that the chosen alternative be realistic, recognizing the existing types and levels of land uses on Shebandowan. The Plan was to serve as a guide for future land use and resource management.

In addition to the opinions expressed, people presented many good suggestions that could improve and elaborate on the preferred alternative. Therefore once selected, the concept was updated and then developed into two sections: a policy framework and a map or schedule of land uses.

The policy framework sets out the goal and objectives of the plan and specifies the permitted land uses and their conditions and standards for Shebandowan Lake. The map, called Schedule A (back cover map pocket) supplements the policy by showing where specific land uses are permitted. Each zone or area on the map is described in the text (appendix).

Goal Statement

Shebandowan Lake does not lie within any previously defined local planning area. Therefore, its local policies are drawn from the resource information and public comments gathered. They relate specifically to the Shebandowan Lake Planning Area but they also conform to federal and provincial legislation, regulations and plans which have jurisdiction in this area.

Goal: The goal of The Shebandowan Lake Land use Plan is "to provide on public lands and waters and to support within the private sector, a supply of recreation and resource opportunities consistent with good management and within a quality environment and recreational character of the area for the residents of and visitors to Shebandowan Lake".

This goal is an umbrella statement for four categories of policy: Environmental Quality; Recreation Resources; Resource Production; and Community Development. This plan sets several objectives in each category, as illustrated in Table 2, and elaborated on in this section.

TABLE 2 - Policy Framework

GOAL

Policy Categories	Environmental Quality	Recreation	Resource Production	Community Development
Objectives	Sensitive Areas	Public Recreation	Commercial Fur	Commercial Development
	Hazard Lands	Private Recreation	Fishery	Industrial Development
	Aesthetics & Scenic Areas	Commercial Recreation	Mining	Transportation and Utilities
	Water Quality	Consumptive Forms	Forestry	
	Waste Disposal		Fire	

Environmental Quality Policies

Within the goal is a clear statement to maintain the environmental quality of the planning area. This policy is paramount to achieving all of the other policies, and will be met through the following objectives.

Sensitive Areas

The policy is to protect areas considered to be fragile or sensitive to various land uses. These include archaeological, historical, biological, geological and other special features. They are often of provincial, regional, or local significance to research or recreation. There are several known areas on the Lake. Examples of these include walleye spawning beds, outcrops of pillow lava and historic encampment sites. As new areas become known this Plan will be updated to incorporate them in the schedule.

Crown land designated to preserve sensitive areas will not be released for disposition. They are zoned for open space and development is not permitted on them. Existing developments and uses are permitted but expansion may be restricted so that the sensitive features are not damaged. On private land, proponents wishing to develop, must show how the new development will not adversely effect the sensitive feature. Public agencies are not obligated to purchase these sites for preservation.

The Ministry of Natural Resources will co-operate with the Ministry of Citizenship and Culture and educational institutions in the further research of sensitive areas on Shebandowan Lake.

Hazard Land

Lands with inherent physical hazards make them unsuitable for many land uses. The policy regarding the use of hazard lands is to protect life and real property from hazardous conditions. No new development shall be permitted on lands subject to flooding, erosion or instability.

Mapping of hazard land has not been done in this area. However, the water levels of Shebandowan Lake are controlled by Ontario Hydro's dam and using stage discharge information, the Regional Flood water level is estimated to be at elevation 1490.0, about one foot higher than Ontario Hydro's flooding easement and 2.64 feet higher than the normal summer regulated water level. The flooding hazard contour in areas exposed to wave actions are normally estimated as 2 to 3 feet higher. Development will not be permitted within these elevation levels.

Areas exhibiting erosion and slope instability, normally observed as lack of vegetation cover and very steep banks, can be hazardous for buildings which are too close to the top of the bank. On a site specific basis the limit of the hazard will be determined by establishing the "safe stable slope" and providing for 100 years of erosion where applicable. It is the obligation of the proponent to show that suspected hazardous conditions will not effect the proposed development, or show how the development will overcome the threat to life and real property.

Aesthetics and Scenic Areas

In response to great public concern, the policy for aesthetic concerns is to preserve the appealing character of Shebandowan Lake. Elements that contribute to this include the remote undeveloped nature of most of its south shore, and the varying nature and degree of land uses on the three sections of the Lake. These aesthetic qualities will be protected by maintaining portions of the Crown shorelines which still retain a remote character; by encouraging new development to be set back from the Lake, and not alter the natural vegetation and topography of the shoreline; by controlling public access to prevent over-use and deterioration of specific areas; by encouraging government agencies to acquire scenic features not presently owned by the public; and by controlling development and signage along roads to preserve the visual quality of the travel corridors. The recreation and resource policies further compliment this Plan's aesthetics policy.

Water Quality

Water quality as related to recreational activities is not to be appreciably lowered by additional recreational development or use. As it relates to fisheries management, water quality will be maintained at a level suitable for a warm water sport fishery habitat.

All new development will require adequate year-round waste (sewage and solid) disposal facilities approved by the Ministry of the Environment. A minimum building setback of 20 meters (66 feet) from the controlled water level will apply to all new structures including sewage disposal systems. Docks, boathouses and pumphouses will not require this frontage setback (see Private Recreation policy page 42).

No alteration of the lake or river beds, bank or flood plain will be permitted without written authority from the MNR under The Lakes and Rivers Improvement Act.

This Plan supports the continuation of the Ministry of the Environment's pollution self-monitoring program and water quality monitoring to identify and remedy development and land uses causing water quality deterioration.

Waste Disposal

All new development must have Ministry of the Environment approved year-round waste disposal facilities.

The Ministry of Natural Resources will continue to provide solid waste disposal sites on Crown Land for the residential developments because the area is in an unorganized territory.

New industrial, commercial, or special development proposals will comply with the Ministry of the Environment regulations for waste disposal.

Recreation Policies

The recreation policies are intended to provide quality recreational experiences to the local residents and visitors to the area. This is to be done within the resource capabilities of the Lake, and without reducing environmental quality or appreciably changing the character of the area.

The majority of recreational activities are focused on the Lake and are water oriented. Therefore equitable access and use of the Lake by all is important; including public, private, commercial and consumptive forms of recreation.

Public Recreation

It is the policy of this Plan to maintain the present diversity of public recreation activities on the Lake. This includes providing both for day use activities and extended visits on either intensively used sites or the more remote areas of the Lake. The commercial sector will also be encouraged to meet the public's demand for recreation.

This Plan allows for continued access to Shebandowan Lake by the recreationing public, highway travellers and the residents of Shebandowan Village. Access will be on sites capable of sustaining use and will consider providing equal access to the three portions of the Lake. Consideration is also given to the commercial access facilities available to the public.

Access points will be limited in number and size in order to control their development and use and in order to provide adequate maintenance. Access points not designated in this Plan, or developed on an ad-hoc basis by the public will not be maintained, and may be closed if required.

In keeping with provincial policy to allow overnight camping on Crown land; public use of Crown land in the Shebandowan area is permitted. Controls on the overuse of areas and deterioraion of campsites will apply through posting "campsites at rest" to allow for natural revegetation of these sites. To further reduce impact, campers and day-users will be encouraged to adopt a "carry in - carry out" philosophy for litter control.

The Ministry of Natural Resources will respond to litter problems on Crown land within the limit of staff resources available. In addition to this a litter control program will be applied to public access points which are maintained by the Ministry of Natural Resources.

Private Recreation

Recognizing the popularity of Shebandowan Lake for cottaging and the desire of local residents to enjoy their property, this Plan provides for the continued use of existing cottage developments and a minimum level of additional development. All new development will be done in such a manner as to reduce environmental impact on the Lake and social impact on other users. Privacy and the recreational aesthetics of the Lake were considered important features to be preserved.

All new recreational development on the Lake which have only water access must provide adequate mainland parking and launch facilities as a condition of approving the development.

Additional lots may be created by severance with approval under The Planning Act. The Ministry of Municipal Affairs and Housing when approving a development proposal wil consider its conformity to this Plan, and the physical suitability of the site for the development. A maximum of three lots may be created from a lot of record existing on or prior to the date of the updated Zoning Order. Each new lot will have a minimum frontage of 45 m (150 feet) and minimum area of .4 ha (1 acre). One main building and one accessory building will be permitted on each lot. To promote privacy, maintain the natural shoreline of the Lake and reduce the environmental impact of development, buildings will be set back 20 m (66 feet) from the water line, 7.5 m (25 feet) from side lot lines and 1.5 m (5 feet) from the rear lot line.

New boathouse and dock construction will also be located and carried out in a manner so as to reduce conflicts with adjacent land owners and users of the Lake. Single storey boathouses and docks will be set back a minimum 3 m (10 feet) from side lot lines.

Development will have regard for the hazard lands and sensitive areas policies.

Crown land will not be made available for additional private recreation but may be acquired in order to environmentally improve existing development where the proponents cannot accommodate such improvements on their private land. The more than 200 Crown land cottage lots presently surveyed on Shebandowan Lake will not be released for sale or lease.

Commercial Recreation

This Plan recognized the important role commercial recreation facilities play in meeting needs and providing local employment.

Existing commercial facilities are well distributed along the Lake and will be encouraged to improve and diversify to meet the public demand for recreation. Developments that shift the facilities' dependence from traditional fishing and hunting resources will be favoured.

The policy for commercial recreation is to encourage existing operations to become more innovative and self-sufficient in order to meet a variety of recreational needs and be less dependant on local fish and wildlife resources.

Existing commercial sites have been recognized and zoned in this Plan for continued use and development.

Commercial recreation development will be subject to the shoreland development policies of this Plan as well as the standards and approval of the Ministry of Tourism and Recreation.

Proposals for new commercial recreation facilities on new sites will require a zoning amendment and will be assessed on their own merit.

Consumptive Forms of Recreation

The intent is to permit the recreational use of fish and wildlife resources within the resource capabilities of the area.

Angling opportunities will be provided on the Lake for all users, but within the capabilities of the warm water sport fishery to support use. Harvests will be controlled under a fisheries management plan for Shebandowan Lake. Wildlife populations and hunting pressures will be managed as part of Wildlife Unit #11. The Units' management program policy to retain the use of big game hunting primarily for Ontario resident hunters will apply to the Shebandowan area.

The resource policies further compliment this policy.

Resource Production Policies

The resource production policies are intended to optimize resource development for the economic and social benefits to the area. This is to be done without impairing the environmental values of the area or extending a resource beyond its capabilities; and within specific zones, without creating conflict with other resource and recreational activities.

Commercial Fur

Trapping will be permitted through the planning area at a level consistent with the optimum sustainable yield and the other land uses on the Lake. Higher harvets will be permitted if there develops a need to control nuisance beaver. To minimize visual impact and promote privacy, trapper cabins will be located out of view and a minimum 30 meters (100 feet) from the shoreline. Cabins must not exceed 30 sq. meters of floor space and must comply with Ministry of Natural Resources policy, and this Plan.

Fishery

Existing sport and commercial fisheries will be permitted to continue. Monitoring and experimental management efforts will be directed to maintaining the quality of the warm water fishery; specifically the walleye which is the most sought after sport fish species and has the greatest potential for effective management results.

Sanctuaries will be placed on the major spawning and staging areas at Kashabowie River, Greenwater Creek, Sawmill Creek and Swamp River. To monitor the effect of the sanctuaries and to determine the status of the walleye population on a trend through time basis an index netting program is proposed. Also, since the management is directed towards the walleye resource, its most water quality sensitive food source, the lake herring must also be monitored and protected. In conjunction with the Ministry of the Environment, water quality surveys will be done to determine the extend of herring habitat in Shebandowan Lake and the impact that further development will have on this cold water species.

Water levels will continue to be managed in conjunction with Ontario Hydro for optimum fish reproduction as well as power generation.

Other management activities such as fishing seasons and enforcement of regulations will be co-ordinated in a fishery management program. This will be reviewed in 1985 (or sooner if severe stresses are identified earlier) to align the index netting program results with a management program and/or development policy that will maintain the Shebandowan sport fishery.

The commercial fishery although not a management problem, is no longer considered economical. It will be phased out when the present licence expires, as the licence will not be transferred.

The Ministry of Natural Resources will co-operate with educational institutions on fisheries research programs for Shebandowan Lake.

Mining

This Plan recognizes the high potential for mineral production and the active exploration and production in this area. No mining or surface rights will be withdrawn from staking without considering mineral potential and possible social and economic benefits of this resource. Exploration for minerals will continue in the area but mining developments such as the construction of headframes will be evaluated to minimize environmental impact and conflicts with the recreation use of the Lake.

Aggregate

Existing pits are shown on Schedule B (back cover map pocket). Significant deposits will be identified where development is proposed on private land. This will allow for the aggregate to be extracted before being sterilized by surface development. Through the recognition of existing pits and the identification of potential resources, sufficient aggregate will be available for future local use.

Aggregate exploration and extraction will be controlled to preserve the aesthetic values of the area and reduce land use conflicts. Before licencing under The Mining Act, new pits will have rehabilitation plans agreed upon by the operator and the Ministry of Natural Resources and stipulated as conditions of the permit.

Forestry

While considering the public objections expressed to harvesting in recreational areas, this Plan must also recognize the commitments which have been made to the timber industry.

In the area covered by the Shebandowan Lake Land Use Plan, forest management policy will be directed towards the maintenance of the forest resources to provide economic assistance to the area through extraction and to maintain and improve wildlife habitat and the aesthetics and recreational values.

Forest management will make use of both extensive and intensive management practices as presently carried out in the Crown unit. The latter are high cost procedures which will apply to the area between the lake shore and the highways. Intensive management practices in this area will restrict harvesting activities during the vacation months of July and August, and will stress modified cutting patterns and reserves to maintain the aesthetics. Cut patterns will be narrow strips or blocks of 3.2 ha (8 acres) in lowland stands of 8 ha (20 acres) in upland stands and reserves or buffer zones of 200 m (600 feet) along waterways will be applied where site conditions and potential for conflict with adjacent recreational uses warrent them. All forest activities in these reserves will need the specific approval of the District Manager, Ministry of Natural Resources. Care will be taken so that cuts are not visible from the Lake, however it is recognized that blowdowns which pose potential wildfire hazards and disease and insect infestations may require cutting which is visable from the Lake. The practice of controlling diseases that infect the aesthetically valuable white and red pines will continue. This will involve removing dead or dying trees and conducting sanitary cuts on infected stands.

Extensive management will apply to the outer area, beyond the highways, and will be directed toward resource production and associated economic benefits to area residents. Management plans will outline the steps to be taken when dealing with and protecting sensitive areas in this more remote zone.

The Crown Unit will continue to meet its important forest research role and at the same time supply wood for local operators supporting a local sawmill and providing supplementary income for residents and a local source of construction material.

Fuelwood areas may be designated in either the extensive and intensive management areas, depending on the apply of wood and distance to the demand. These fuelwood areas will not be restricted from cutting in July and August because they are serving local residents' needs.

The Ministry of Natural Resources' use of chemical pesticides in forest management is regulated by the Ministry of the Environment. Public review of any proposal to spray approved chemicals in the Shebandowan Lake watershed will be conducted by the Ministry of Natural Resources.

Fire

All wild fires will be controlled. Prescribed burning may be carried out under the approval of the District Manager, Ministry of Natural Resources and in full consideration of other resource uses and its impact on the recreational character of the Lake.

The Ministry of Natural Resources will continue to respond to calls of distress in the event of structural fires; within its resource capabilities. Recognizing that its resources are limited, the

Ministry will co-operate with the establishment of local fire services.

Community Development Policies

The policies in this category refer to commercial and industrial developments, transportation and utilities and community services.

The two community centres of Kashabowie and Shebandowan Village will be the focus of community development and services such as post offices and stores. Development of these communities will be guided by the Ministry of Municipal Affairs and Housing.

Commercial Development

Commercial operations which meet the demand for recreation have been discussed above under Recreation Policies. In addition to these, are commercial services such as gas stations, restaurants and highway motels. The policy of this Plan will be to permit existing uses to continue, develop and improve. New commercial facilities will also be permitted to develop in the community centres of Kashabowie and Shebandowan Village under the guidelines of the Ministries of Municipal Affairs and Housing, Tourism and Recreation and Industry and Trade. Elsewhere in the planning area proposals for new commercial facilities will require a zoning amendment. Each application will be judged on it's own merit and the Ministries of Tourism and Recreation and Industry and Trade will play a key role in assessing the commercial proposals.

Industrial Development

Existing facilities used to process natural resource products such as the Inco Mine have been recognized in this Plan. Proposals for new industrial development will be permitted in industrial zones and will conform to the policies of this Plan; otherwise they require a plan amendment.

Home industries and offices, will be subject to the residential development policies and must consider and mitigate possible conflicts with adjacent land uses, traffic problems, parking and noise. This plan encourages their focus on community centres.

Transportation and Utilities

This plan encourages the provision of safe efficient and convenient roads and service corridors. This means realignments and improvements will be permitted on Crown land where they do not conflict with the policies of this plan. They will not require amendments to this Plan.

New corridors such as new hydro transmission lines, railways, pipelines or highways will require an amendment to this plan. In considering such proposals both the safety of present and future adjacent land owners and the impact on the recreational character of this area will be considered.

Approach to Zoning

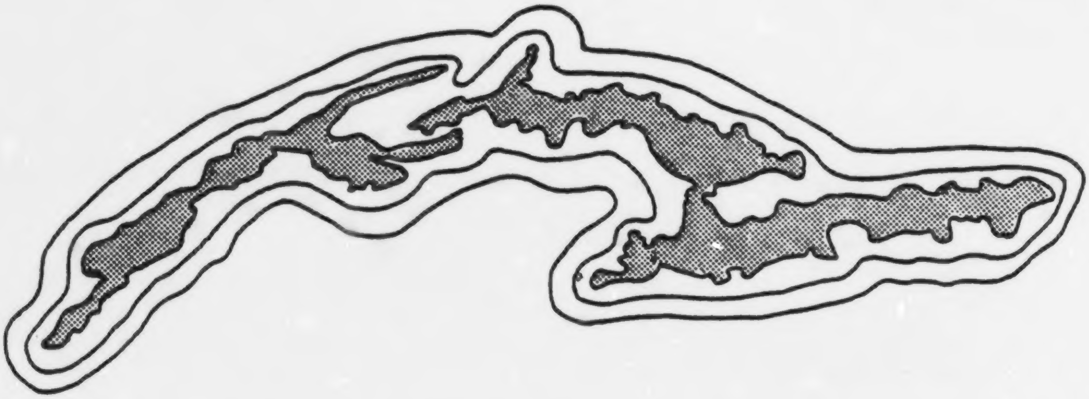
The land use zoning for Shebandowan Lake is based on the recognition of this Lake's role in meeting recreational demands and the public and residents desire to continue enjoying the Lake. In addition to these, is Shebandowan's significant contribution to the area's economy through forest, mining and wildlife resources.

The recreational role is focused on the Lake and its immediate shoreline. This land/water interface offers important recreational opportunities and has the greatest recreational activity and development.

The land around the Lake contributes to the natural recreational character of Shebandowan. It is used for both recreation and resource production and has the greatest potential for conflict and impact on the Lake's character.

Further removed from the Lake are more remote areas, where economic resource production is the primary use. Here recreation is limited and potential for conflicts with resource production is lower.

Map 3: Zoning Concept



This basic three zone concept was used as a first step in development the land use zoning schedule.

When applied to the existing land ownership and development patterns of Shebandowan Lake, the three (3) concentric zones become less obvious, and resources get broken up into many areas depending on the uses permitted in them. The Ministry of Natural Resources has six (6) different types of land use categories. They are:

1) Preservations (S),
2) Urban or Community (U),
3) Industrial, Institutional, (I),
4) Resource Extraction with Recreation (Er),
5) Recreation with Resource Extraction (Re),
6) Recreation (R),

The Zones

Zones are designated by the land use or mix of land uses permitted in them. The purpose, and general location of each zone are also described. The following zone descriptions outline those areas with a common land use designation. A land use zone may be applied more than once on Schedule A, therefore, individual areas are numbered and descriptions have been prepared. For details on the individual areas the descriptions in the Appendix should be used.

Preservation (S)

This zone is for the recognition and protection of known sensitive features such as spawning beds, geological features and historic sites. These include the north shore of Shebandowan River, the shoreline and water of Swamp River and Bay, Shebamboo Point, the west shore of the Upper Narrows, the shoreline and water of Greenwater Creek and Lake and the shoreline and water of Sawmill Bay and Creek.

These areas are zoned open space to protect the sensitive features. Existing land uses may continue but new development such as roads or cottages will be restricted so that the sensitive features are not adversely affected.

Urban or Community (U)

The communities of Kashabowie and Shebandowan Village are recognized by this land use designation. The Ministry of Municipal Affairs and Housing will provide the expertise for guiding the growth in residences, small businesses and community services. In doing so, consideration will be given to this plan.

Industrial, Institutional (I)

Land uses associated with processing resources, utilities, communication or public services are in this zone. They include the INCO Mine site, MNR field office, churches, Bell Canada Communication facilities, Ontario Hydro Dam, and highway service centres.

Existing uses may continue and may expand but they cannot be converted to a different use without changing the zoning.

One anticipated change is the relocation of the MNR Junior Ranger Camp. The present site is zoned to permit recreation. When the camp is removed from this site, a day use access point will be developed. This will reduce present conflicts between public recreation and operation of the MNR field office. If a new site for the Junior Ranger Camp is found in the planning area, the zoning would need to be changed by plan amendment to permit its development.

Resource Extraction with Recreation (Er)

The outer portion of the planning area, generally described as north of Highway 11, south of the mine road and west of Burchell Lake Road is the focus of resource production. Here logging and mineral exploration is important and recreation is primarily extensive fishing and hunting. The conflicts between these uses is low and the economic benefits generated by resource extraction make it the primary land use in this zone. Other uses in this zone include services such as garbage dumps and utility corridors for the region.

Processing resources at sawmills or mine sites is considered an industrial use. Therefore, industrial proposals in this zone would require a zoning amendment before being permitted.

Recreation with Resource Extraction (Re)

Around the Lake is an undeveloped portion of shoreline and backshore area which contributes to the area's natural and recreational character. This land is a mix of patented and Crown land and is a focus for both recreation and resource extraction. It has a high potential for conflicts between these two types of uses.

Extensive recreation such as hunting or camping is considered the primary use and resouce production will be modified and managed to reduce conflicts and impact on the area's natural setting. Residential recreation is not permitted. Therefore the numerous mining claims and unsold Crown subdivision will not be available for development but can be used for extensive recreation or resource extraction.

Resource extraction, its size and location will be managed to reduce visual impact on the Lake and minimize noise during the vacation months of July and August, to avoid conflicts with the recreational interests in this area.

This zone includes the Lake itself, whose role is primarily recreation. Commercial food fishing will be phased out but resource extraction is permitted to allow the bait fish operations to continue.

Recreation (R)

The land-water interface is the focus of recreational activity on Shebandowan Lake. It has the greatest amount of private, commercial and public recreational development. This zone provides for its continuance and expansion and the plan sets out quality standards for these uses.

Existing camp development and a limited amount of additional development is permitted. New development will be done in such a manner as to reduce environmental impact, maximize privacy and promote the recreational atmosphere of the Lake. New boathouse and dock construction will also be located so as to reduce conflicts with adjacent land owners and users of the Lake. The standards are set out in this plan.

Existing commercial recreation operations are located along the north shore of Shebandowan and have been recognized in this plan. They are permitted to expand within the development guidelines of the Plan. New commercial operations would require an amendment to the zoning before being permitted.

Crown land recreation will continue to be available through the area; however facilities will be focused at access points. To control access yet allow for continued use of the Lake by Shebandowan Village residents, highway travellers and the general public, only specified access points will be managed.

The Crown land adjacent to Shebandowan village will be available for day use recreation.

The old highway bed at Swamp Bay can be used for stopping along the highway and gaining access to Swamp River.

Access to Lower Shebandowan will be available at the MNR field office until it can be relocated at the Junior Ranger camp. This will provide boat launch and day use facilities.

Crown Land adjacent to the M.T.C. Young Bay Highway rest stop will be available for day use recreation and access to Middle Shebandowan.

On Upper Shebandowan, access and camping will be permitted north of Sawmill Bay at the existing access point. Use will be managed and limited to five sites at the present with a maximum number of ten sites permitted in the future.

IMPLEMENTATION AND REVIEW

Introduction

Once approved by the Regional Director of the Ministry of Natural Resources the policies of this Plan and the land use zoning contained in it will be implemented. This will be done by amending to the existing Restricted Area Order on Shebandowan Lake to update it and incorporate these conditions and standards. A public notice will appear in the local newspapers to announce these changes and a brochure will be printed to outline them to the public. This brochure will contain the details which are printed in Appendix B.

Restricted Area Order

The existing Restricted Area Order established under Section 13 of The Public Lands Act will be amended to cover only the Shebandowan Lake Land Use Planning Area. It will incorporate the guidelines of this plan and be used to control development in the planning area. When approved, all development in the area will require an Improvement Permit under the Order. Applications for the permit will be available free of charge from Thunder Bay District Office of the Ministry of Natural Resources. It is through the review of development proposals described on the application that the Ministry will monitor the implementation of development standards.

As with everywhere in the Province, the Ministry of Municipal Affairs and Housing will maintain jurisdiction over the severance of private land. In the event that the Ministry of Municipal Affairs and Housing initiates a Minister's Zoning Order under the Planning Act or a municipal government is established and develops an Official Plan under The Planning Act this Restricted Area Order will be superceded.

Minor Variances

No zoning order will suit every situation and some people may need to change the zoning or get permission to vary from its standards.

Specific circumstances peculiar to the property may result in a request for permission to vary from the standards to a minor degree. The District Manager, Ministry of Natural Resources may grant such permission. Granting permission for a minor variance must consider the reasons for the application, the sketch of the property involved, field data collected during inspection of the site, how undue hardships will prevail in the situation, how the intent of the zoning order will be maintained, the effect this variance will have on adjacent owners within 60 metres of the application and on any other concerned parties and how the owner cannot possibly meet the requirements of the zoning order.

Each application will be judged on its own merit, the decision of the District Manager will be accompanied by an explanation of how and why the intent of the order is being upheld by the variance and any conditions of approval or agreement between the property owner and the Ministry of Natural Resources which may be applied.

Review and Amendment to the Plan and Zoning Order

This Plan will be reviewed upon completion of the Ministry of Natural Resource's Strategic Land Use Plan for Northwestern Ontario plus the District Land Use Guidelines for Thunder Bay District. However, because planning is a dynamic process and new information or shifts in policy can occur at any time, this plan is open to review and amendment at any time.

Significant changes will require a complete review of the proposal. The public and other agencies will be notified and given the opportunity to study and comment, making recommendations concerning the decision to be made.

If approval is granted, all agencies and public involved will be notified of the change.

Development applications turned down on the basis of this plan's policies may be appealed to the Regional Director, Ministry of Natural Resources, North Central Region. Applications made under The Planning Act which are turned down on the basis of this Plan have the right of appeal to the Ontario Municipal Board.

While the plan may be reviewed and amended in response to new development proposals or completion of regional plans, regular reviews and updates will be conducted. Five year intervals are recommended as a guide for these reviews and the reviews should follow the same format of this Plan.

APPENDIX A

Area Descriptions

Area Land Use Policy Form

AREA NO. 1 LAND USE CODE U (Urban)

I. Description:

Extent: Shabandowan Village - Highway 11 to Railway

Area: Crown - Patent 108.5 acres (43.9h Water -

Present use and development: community services hotel, sawmill, store, post office, residence, gas station, utilities, rail station buildings, wharf.

Present degree of residential development: very dense

Problems/Issues /Sensitive features: community development is the jurisdiction of the Ministry of Housing. Municipal guidelines will be applied.

II. Area Land Use Policy:

General Purpose: recognize community

Permitted uses: development & servicing appropriate for village

Restrictions: as recommended by Ministry of Housing

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		X			
Forestry	Crown		X			
	Patent		X			
Trapping	Crown			X		
	Patent			X		
Commercial Fishing			X			
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent	X				
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent	X				
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points			X			MNR access facility
Other (specify)		X				community services

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 2 LAND USE CODE S (preservation)

I. Description:

Extent: North shore of Shebandowan River between water and railway - includes beach on McNeil Bay.

Area: Crown 5 acres (2 h) Patent 30 acres (12.1 ha) Water -

Present use and development: open space, road & rail right of way, village recreation area.

Present degree of residential development: none

Problems/Issues /Sensitive features: historic resources associated with portage

II. Area Land Use Policy:

General Purpose: protect historic resources

Permitted uses: day use recreation

Restrictions: development must not effect historic resources.

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		X			
Forestry	Crown		X			
	Patent		X			
Trapping	Crown	X				NO cabins
	Patent	X				
Commercial Fishing			X			
Angling		X				
Hunting		X				
Crown Land Recreation		X				no development -day use only
Cottages	Crown		X			
	Patent		X			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads		X				Improvements must not effect sensitive areas.
Access Points		X				
Other (specify)		X				research approved by Min. of Culture & Rec.
			X			Sale of shoreline

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 3 LAND USE CODE Er (resource extraction with recreation)

I. Description:

Extent: South of Mine Rd., West of Burchell Lk. Rd., north of Highway 11

Area: Crown 14,767 acres (5976h) Patent 870.7 acres 352.4 h Water -

Present use and development: Mining, trapping, forestry, gravel

Present degree of residential development: none

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: allow economic resource production

Permitted uses: resource extraction within guidelines of plan is the primary use

Restrictions: Recreation is secondary.

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown	X				
	Patent	X				
Forestry	Crown	X				
	Patent	X				
Trapping	Crown	X				
	Patent	X				
Commercial Fishing		X				
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent		X			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps		X				
Prov. Parks		X				
Roads		X				
Access Points		X				
Other (specify)		X				service buildings for E

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 4 **LAND USE CODE** I (institutional)

I. Description:

Extent: hydro dam and maintenance area south of Shebandowan River and between Mine Rd. and Lake.

Area: Crown 3.5 acres (1.4h) **Patent** - **Water** -

Present use and development: access for maintenance of dam, public gaining access to Lake.

Present degree of residential development: none

Problems/Issues /Sensitive features: maintenance work should not be hindered by public.

II. Area Land Use Policy:

General Purpose: institutional use

Permitted uses:

Restrictions: no access to Lake

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		-			
Forestry	Crown		X			
	Patent		-			
Trapping	Crown	X				
	Patent	-				
Commercial Fishing			X			
Angling			X			
Hunting			X			
Crown Land Recreation			X			
Cottages	Crown		X			
	Patent		-			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		-			
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points			X			
Other (specify)		X				facilities for dam operation

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* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 5 LAND USE CODE Re (recreation with resource extraction)

I. Description:

Extent: waters of Lower, Middle & Upper Shebandowan Lake, and Kashabowie Lake

Area: Crown - Patent - Water 14,894 acres (6028h)

Present use and development: public, private & commercial recreation angling & commercial fishing, mining, hydro power, servicing development

Present degree of residential development: none

Problems/Issues /Sensitive features: commercial food fishery phasing out.

II. Area Land Use Policy:

General Purpose: recognize the importance of water resource

Permitted uses: recreation is primary use, resource extraction secondary

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown	X				exploration drilling permitted with MNR approval
	Patent		-			
Forestry	Crown		X			
	Patent		-			
Trapping	Crown	X				
	Patent		-			
Commercial Fishing		X				baitfish
Angling		X				
Hunting			X			
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent		-			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		-			
Outpost Camps			X			
Prov. Parks			X			
Roads			X			
Access Points		x				as specified in shoreland zon
Other (specify)		X				hydro power

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 6 LAND USE CODE Re (recreation with resource extraction)

I. Description:

Extent: South shore of Lower, Middle, Upper Shebandowan Lake and west end of upper Lake - mining claims and old Crown subdivisions.

Area: Crown 14,314.6 acres 5792.9h Patent 1,036.1 acres 419.3h Water –

Present use and development: crown land recreation, mining, forestry, service corridors, trapping, gravel pits

Present degree of residential development: none

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: protect recreational character of Lk., buffer lk's recreational activities from resource extraction.

Permitted uses:

Restrictions: social and environmental controls placed on resource production, no residential development, crown lots will not be released for private recreation

III. Area Land Use Policy Details:

Activities and Developments		Permitted Yes	Permitted No	N/A Permitted* Yes	N/A Permitted* No	Restrictions & Targets if applicable
Mining	Crown	X				
	Patent	X				
Forestry	Crown	X				
	Patent	X				
Trapping	Crown	X				
	Patent	X				
Commercial Fishing				X		
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent		X			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points			X			
Other (specify)		X				servicing of land uses

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 7 LAND USE CODE Re (recreation with resource extraction)

I. Description:

Extent: mining claims east & west of Swamp River and between Highway 11 and Lake.

Area: Crown 326.8 acres 132.3h Patent 587.2 acres 237.6h Water -

Present use and development: mining, forestry, trapping, railway, servicing corridors.

Present degree of residential development: none

Problems/Issues /Sensitive features: in vicinity of developed recreational areas

II. Area Land Use Policy:

General Purpose:

Permitted uses:

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown	X				
	Patent	X				
Forestry	Crown	X				
	Patent	X				
Trapping	Crown	X				
	Patent	X				
Commercial Fishing				X		
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent		X			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points						
Other (specify)		X				servicing of land uses

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 8 LAND USE CODE R (recreation)

I. Description:

Extent: North shore between Shebandowan Village and Swamp Bay

Area: Crown 11 acres (4.5h) Patent 67 acres (27h) Water -

Present use and development: private & commercial recreation, gravel pit services existing road

Present degree of residential development: very dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: recognize development of recreation

Permitted uses: commercial & private recreation

Restrictions: right of way to Lake signed "no camping" & remove dock

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		X			
Forestry	Crown		X			
	Patent		X			
Trapping	Crown	X				
	Patent	X				
Commercial Fishing						
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent	X				
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent	X				AT existing location
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points			X			
Other (specify)		X				gravel extraction for local roads maintenance.

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 9 LAND USE CODE S (preservation)

I. Description:

Extent: 66' setback along Swamp River - includes 200' setback on NE side of Hwy. 11 - includes Swamp Bay & 66' setback on JK 289 & PP 122.

Area: Crown 58.0 acres(23.5h) Patent 2.1 acres (.8h) Water 28.0 acres(11.3h)

Present use and development: access point - transportation, right of ways, open space recreation

Present degree of residential development: none

Problems/Issues /Sensitive features: walleye spawning area, geologic sensitive site & historic resources.

II. Area Land Use Policy:

General Purpose: protect biologic geologic & historic resources

Permitted uses: highway traveller access to Lake

Restrictions: development must not effect sensitive features

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		X			
Forestry	Crown		X			
	Patent		X			
Trapping	Crown	X				no cabins
	Patent	X				
Commercial Fishing			X			
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent		X			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads			X			
Access Points		X				MTC day use access to Rive
Other (specify)			X			sale of shoreline

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 10 LAND USE CODE R (recreation)

I. Description:

Extent: old Highway bed at Swamp River

Area: Crown 1.7 acres (.7h) Patent - Water -

Present use and development: day use and camping recreation, access to River and Lake

Present degree of residential development: none

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: allow access to Lake for travelling public

Permitted uses: crown land recreation

Restrictions: development that effects adjacent preservation zone

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		-			
Forestry	Crown		X			
	Patent		-			
Trapping	Crown	X				no cabins
	Patent	-				
Commercial Fishing			X			
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent		-			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		-			
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points		X				
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 11 LAND USE CODE R (recreation)

I. Description:

Extent: Green Bay (west shore) 2 cottage locations and 2 mining claims

Area: Crown 5 acres (2h) Patent 51.2 acres(20.7h) Water -

Present use and development: private recreation on cottage locations and old mining claims

Present degree of residential development: dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: private recreation

Permitted uses:

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		-			
	Patent		X			
Forestry	Crown		-			
	Patent		X			
Trapping	Crown	X				
	Patent	X				
Commercial Fishing			X			
Angling		X				
Hunting		X				
Crown Land Recreation			X			
Cottages	Crown		-			
	Patent	X				
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points			X			
Other (specify)						

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* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 12 LAND USE CODE R (recreation)

I. Description:

Extent: shoreline west of Swamp Bay - cottage subdivisions

Area: Crown 7.0 acres (2.8h) Patent 4.0 acres (1.6h) Water -

Present use and development: private & crown land recreation

Present degree of residential development: dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: recognize the mix of public and private land in Subdivision

Permitted uses: public & private recreation

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		X			
Forestry	Crown		X			
	Patent		X			
Trapping	Crown	X				
	Patent	X				
Commercial Fishing			X			
Angling		X				
Hunting		X				
Crown Land Recreation		X				no development
Cottages	Crown		X			
	Patent	X				
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points			X			
Other (specify)						

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* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 13 LAND USE CODE R (recreation)

I. Description:

Extent: shoreline of Parker Bay, opposite of Cresent Point

Area: Crown 60.8 acres(24.6h) Patent 7.2 acres (2.9h) Water -

Present use and development: private & crown land recreation

Present degree of residential development: sparse

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: shoreline offers good recreation

Permitted uses: private & Crown Land recreation

Restrictions: due to recreation potential Crown Land is allocated to public recreati

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		X			
Forestry	Crown		X			
	Patent		X			
Trapping	Crown	X				no cabins
	Patent	X				
Commercial Fishing			X			
Angling		X				
Hunting		X				
Crown Land Recreation			X			access from Lake only
Cottages	Crown		X			
	Patent	X				
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads		X				no access to Lake
Access Points			X			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 14 LAND USE CODE R (recreation)

I. Description:

Extent: North shore of Lower Shebandowan from Blizzard Bay west to junction of Highway 11 & 586

Area: Crown 151.6 acres(61.3h) Patent 45.9 acres(18.6h) Water -

Present use and development: commercial & private recreation, public access to Lake & crown land recreation

Present degree of residential development: very dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: recognize highly developed north shore of Lower Lake

Permitted uses: commercial, private & public recreation

Restrictions: public access to Lake

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		x			
	Patent		x			
Forestry	Crown		x			
	Patent		x			
Trapping	Crown	x				no cabins
	Patent	x				
Commercial Fishing			x			
Angling		x				
Hunting		x				
Crown Land Recreation		x				no facilities to be developed
Cottages	Crown		x			
	Patent	x				
Remote Cottages			x			
Comm. Lodges	Crown		x			
	Patent	x				at existing locations
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points			x			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 15 LAND USE CODE R (recreation)

I. Description:

Extent: islands - mix of private & crown land

Area: Crown 524.8 acres (212.4h) Patent 67.1 acres (27.1h) Water -

Present use and development: day use & camping, recreation on crown land, mining, private recreation

Present degree of residential development: range from none to very dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: protect recreational potential of islands

Permitted uses: public & private recreation

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		x			
	Patent		x			
Forestry	Crown		x			
	Patent		x			
Trapping	Crown	x				no cabins
	Patent	x				
Commercial Fishing		x				
Angling		x				
Hunting		x				
Crown Land Recreation		x				
Cottages	Crown		x			
	Patent	x				
Remote Cottages			x			
Comm. Lodges	Crown		x			
	Patent		x			
Outpost Camps			x			
Prov. Parks			x			
Roads			x			
Access Points			x			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 16

LAND USE CODE I (institutional)

I. Description:

Extent: 2 highway locations of Bell Canada communication facilities

Area: Crown -

Patent 15.6 acres(6.3h)

Water -

Present use and development: communications equipment

Present degree of residential development: none

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose:

Permitted uses:

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown			-		
	Patent			x		
Forestry	Crown			-		
	Patent			x		
Trapping	Crown			-		
	Patent			x		
Commercial Fishing				x		
Angling				x		
Hunting				x		
Crown Land Recreation			x			
Cottages	Crown		-			
	Patent		x			
Remote Cottages			x			
Comm. Lodges	Crown		-			
	Patent		x			
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points			x			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 17 LAND USE CODE I (transportation commercial)

I. Description:

Extent: on Highway 11 west of junction with Highway 586

Area: Crown - Patent 4.5 acres (1.8h) Water -

Present use and development: commercial facility tavern, cabins for highway users, residence for owner

Present degree of residential development: dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: services travelling public

Permitted uses: commercial services associated with travellers needs

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		x			
	Patent		x			
Forestry	Crown		x			
	Patent	x				
Trapping	Crown			x		
	Patent			x		
Commercial Fishing			x			
Angling		x				
Hunting		x				
Crown Land Recreation			x			
Cottages	Crown		x			
	Patent		x			
Remote Cottages			x			
Comm. Lodges	Crown	x				
	Patent	x				
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points			x			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 18 LAND USE CODE Rs (recreation with resource extraction)

I. Description:

Extent: backshore of Shelter & Rossmere Bays area - south of Highway 11

Area: Crown 1,290 acres (522.1h) Patent - Water -

Present use and development: focus of forestry research
gravel extraction

Present degree of residential development: none

Problems/Issues /Sensitive features: surrounded by intensive recreation development potential for conflict

II. Area Land Use Policy:

General Purpose:

Permitted uses: Crown land recreation & resource production & research

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown	x				
	Patent	-				
Forestry	Crown	x				
	Patent	-				
Trapping	Crown	x				
	Patent	-				
Commercial Fishing				x		
Angling		x				
Hunting		x				
Crown Land Recreation		x				
Cottages	Crown		x			
	Patent		-			
Remote Cottages			x			
Comm. Lodges	Crown		x			
	Patent		-			
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points			x			
Other (specify)		x				research

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 19 LAND USE CODE I (institutional)

I. Description:

Extent: Church on Highway 11

Area: Crown - Patent 2.8 acres(1.1h Water -

Present use and development: Church

Present degree of residential development: none

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: institutional

Permitted uses: users associated with church

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted Yes	Permitted No	N/A Permitted* Yes	N/A Permitted* No	Restrictions & Targets if applicable
Mining	Crown			-		
	Patent			x		
Forestry	Crown			-		
	Patent			x		
Trapping	Crown			-		
	Patent			x		
Commercial Fishing				x		
Angling		x				
Hunting		x				
Crown Land Recreation			x			
Cottages	Crown		-			
	Patent		x			
Remote Cottages			x			
Comm. Lodges	Crown		-			
	Patent		x			
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points			x			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 20 LAND USE CODE R (recreation)

I. Description:

Extent: North shore of Lower Shebandowan in Cullen Is. area

Area: Crown 13.1 acres(5.3h) Patent 41.9 acres(16.9h) Water -

Present use and development: private recreation, public access

Present degree of residential development: very dense

Problems/Issues /Sensitive features: heavy use of area has resulted in conflicts between users

II. Area Land Use Policy:

General Purpose: recognize area as focus of private recreation

Permitted uses: private recreation

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		x			
	Patent		x			
Forestry	Crown		x			
	Patent		x			
Trapping	Crown	x				
	Patent	x				
Commercial Fishing		x				
Angling		x				
Hunting		x				
Crown Land Recreation		x				
Cottages	Crown		x			
	Patent	x				
Remote Cottages			x			
Comm. Lodges	Crown		x			
	Patent		x			
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points			x			close existing accesses
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 21 LAND USE CODE R (recreation)

I. Description:

Extent: end of Rossmere Bay

Area: Crown 1.7 acres(.7h) Patent 20.2 acres(8.2h) Water -

Present use and development: commerical & private recreation crown land recreation access point

Present degree of residential development: moderate

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: recognize commerical & private recreation mix

Permitted uses: commercial & private recreation

Restrictions: restrict public access

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		x			
	Patent		x			
Forestry	Crown		x			
	Patent		x			
Trapping	Crown	x				
	Patent	x				
Commercial Fishing			x			
Angling		x				
Hunting		x				
Crown Land Recreation		x				
Cottages	Crown		x			
	Patent	x				
Remote Cottages			x			
Comm. Lodges	Crown	-				
	Patent	x				at existing site
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points public			x			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 22 LAND USE CODE R (recreation)

I. Description:

Extent: shoreline east of MNR base

Area: Crown 10.1 acres(4.1h) Patent 17.4 acres(7h) Water -

Present use and development: Junior Ranger camp, private recreation crownland recreation

Present degree of residential development: very dense

Problems/Issues /Sensitive features: conflicts in 23I to be resolved by removing JR camp to allow day use public access facilities

II. Area Land Use Policy:

General Purpose: private & public recreation

Permitted uses:

Restrictions: JR camp to be removed

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		x			
	Patent		x			
Forestry	Crown		x			
	Patent		x			
Trapping	Crown	x				
	Patent	x				
Commercial Fishing				x		
Angling		x				
Hunting		x				
Crown Land Recreation		x				
Cottages	Crown		x			
	Patent	x				
Remote Cottages			x			
Comm. Lodges	Crown		x			
	Patent		x			
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points		x				day use access
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 23 LAND USE CODE I (institutional)

I. Description:

Extent: MNR base

Area: Crown 16.5 acres(6.7h) Patent - Water -

Present use and development: Office & warehouse, ramp & dock, helitack, boathouse public access point, seaplane base

Present degree of residential development: dense (staff house)

Problems/Issues /Sensitive features: safety conflict between public & institutional use of access facilities

II. Area Land Use Policy:

General Purpose: promote safe, efficient use of enforcement & fire base

Permitted uses: institutional operations & facilities

Restrictions: public access

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		x			
	Patent		-			
Forestry	Crown		x			
	Patent		-			
Trapping	Crown	x				
	Patent		-			
Commercial Fishing		x				
Angling		x				
Hunting		x				
Crown Land Recreation		x				until phase out
Cottages	Crown		x			
	Patent		-			
Remote Cottages			x			
Comm. Lodges	Crown		x			
	Patent		-			
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points			x			existing facilities to be phased out & relocated at 22R
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 24 LAND USE CODE R (recreation)

I. Description:

Extent: Rossmere Bay - Crown cottage subdivision

Area: Crown 55.0 acres (22.3h) Patent 100.3 acres (40.6h) Water -

Present use and development: private recreation, crown land recreation

Present degree of residential development: very dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: recognition of subdivision

Permitted uses:

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		X			
Forestry	Crown		X			
	Patent		X			
Trapping	Crown	X				
	Patent	X				
Commercial Fishing		X				
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent	X				
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points			X			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 25 LAND USE CODE R (recreation)

I. Description:

Extent: shoreline west of MNR Base including Munro Pt. Shelter Bay & Wolseley Pt.

Area: Crown 23.9 acres(9.7h) Patent 148.4 acres(60h) Water -

Present use and development: private, commercial and public recreation marina

Present degree of residential development: very dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: recognize dense recreation development focused here

Permitted uses: commercial & private recreation, crown Land recreation

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		X			
Forestry	Crown		X			
	Patent		X			
Trapping	Crown	X				
	Patent	X				
Commercial Fishing		X				
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent	X				
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent	X				at existing sites
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points			X			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 26 LAND USE CODE R (recreation)

I. Description:

Extent: North shore of Middle Shebandowan between Rossmere & Young Bays Crown cottage subdivisions, mining claims

Area: Crown 164.4 acres (66.5h) Patent 258.4 acres (104.6h) Water -

Present use and development: private recreation - Crown land recreation

Present degree of residential development: very dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: private recreational focus of North shore

Permitted uses:

Restrictions: no commercial recreation

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		X			
Forestry	Crown		X			
	Patent		X			
Trapping	Crown	X				
	Patent	X				
Commercial Fishing		X				
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent	X				
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points			X			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 27 LAND USE CODE Re (recreation with resource extraction)

I. Description:

Extent: between Highway 11 and Middle Shebandowan and Mathe Lake

Area: Crown 356.0 acres(144.1h Patent 74.0 acres(29.9h) Water -

Present use and development: forestry , minimg, crown land recreation highway right of way

Present degree of residential development: none

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: maintain areas natural characteristic along highway

Permitted uses:

Restrictions: Crown land recreation & resource extraction

III. Area Land Use Policy Details:

Activities and Developments		Permitted Yes	Permitted No	N/A Permitted* Yes	N/A Permitted* No	Restrictions & Targets if applicable
Mining	Crown	X				
	Patent	X				
Forestry	Crown	X				
	Patent	X				
Trapping	Crown	X				
	Patent	X				
Commercial Fishing		X				
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent		X			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks				X		BY MASTER PLAN ONLY
Roads		X				
Access Points				X		Mathe Lake only
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 28 **LAND USE CODE** I (industrial)

I. Description:

Extent: Discovery Bay mine site & 2 off shore islands

Area: Crown 322.2 acres (130.4h) **Patent** 75.5 acres (30.6h) **Water** -

Present use and development: headframe, vents, parking lot, office and maintenance facilities, gravel pits

Present degree of residential development: none

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: recognize industrial complex

Permitted uses: mine operations

Restrictions: no residential development

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown	X				
	Patent	X				
Forestry	Crown	X				
	Patent	X				
Trapping	Crown	X				
	Patent	X				
Commercial Fishing				X		
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent		X			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points	PUBLIC		X			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 29 LAND USE CODE I (transportation commercial)

I. Description:

Extent: commercial location on Highway 11 at Young Bay

Area: Crown - Patent 2.8 acres(1.1h) Water -

Present use and development: Commercial services - tavern restaurent gas station cabins

Present degree of residential development: dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: provide commercial services to travelling public

Permitted uses:

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		-			
	Patent		X			
Forestry	Crown		-			
	Patent		X			
Trapping	Crown		-			
	Patent	X				
Commercial Fishing			X			
Angling		X				
Hunting		X				
Crown Land Recreation			X			
Cottages	Crown		-			
	Patent		X			
Remote Cottages			X			
Comm. Lodges	Crown		-			
	Patent	X				
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points			X			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 30 **LAND USE CODE** R (recreation)

I. Description:

Extent: Young Bay shoreline - highway right of way & Crown reserve

Area: Crown .8 acres (.3h) **Patent** - **Water** -

Present use and development: MTC highway rest stop & public access point, dock

Present degree of residential development: none

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: provide public access to Middle Lake

Permitted uses: launch ramp, day use public recreation

Restrictions: no camping

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		-			
Forestry	Crown		X			
	Patent		-			
Trapping	Crown	X				
	Patent		-			
Commercial Fishing		X				
Angling		X				
Hunting		X				
Crown Land Recreation		X				Day use
Cottages	Crown		X			
	Patent		-			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		-			
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points		X				recommend MTC & MNR joint maintenance
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 31 **LAND USE CODE** S (preservation)

I. Description:

Extent: 200' setback along shore of Shebamboo Pt.

Area: Crown 3.5 acres(1.4h) **Patent** 4.7 acres(1.9h) **Water** -

Present use and development: private recreation

Present degree of residential development: moderate

Problems/Issues /Sensitive features: historic resources

II. Area Land Use Policy:

General Purpose: protection of historic resources

Permitted uses: private recreation

Restrictions: no development that effects historic resources

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		X			
Forestry	Crown		X			
	Patent		X			
Trapping	Crown	X				
	Patent	X				
Commercial Fishing		X				
Angling		X				
Hunting		X				
Crown Land Recreation			X			
Cottages	Crown		X			
	Patent		X			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads			X			
Access Points			X			
Other (specify)			X			sale of shoreline

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 32 **LAND USE CODE** Re (recreation with resource extraction)

I. Description:

Extent: backshore area between Highway 11 and Shebandowan Lake (includes Amp Lake) from Young Bay to Kashabowie

Area: Crown 4,155.6 acres (1681.7h) Patent 89.0 acres(36h) Water 232.0 acres(93.9h)

Present use and development: mining forestry gravel commercial fishing crown land recreation

Present degree of residential development:

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose:

Permitted uses:

Restrictions: resource production modified to reduce conflicts with recreation

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown	x				
	Patent	x				
Forestry	Crown	x				
	Patent	x				
Trapping	Crown	x				
	Patent	x				
Commercial Fishing		x				Amp Lake
Angling		x				
Hunting		x				
Crown Land Recreation		x				
Cottages	Crown		x			
	Patent		x			
Remote Cottages			x			
Comm. Lodges	Crown		x			
	Patent		x			
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points		x				not to Shebandowan Lake
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 33 LAND USE CODE Re (recreation & resource extraction)

I. Description:

Extent: area between Highway 11 to railway includes Crown Reserve, north shore of Kashabowie Lake.

Area: Crown 825.4 acres (334h) Patent - Water -

Present use and development: forestry trapping crown land recreation

Present degree of residential development: none

Problems/Issues /Sensitive features: Crown reserve for public use

II. Area Land Use Policy:

General Purpose: maintain area's natural characteristic along highway

Permitted uses: crown land recreation & resource extraction

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown	x				
	Patent	-				
Forestry	Crown	x				
	Patent	-				
Trapping	Crown	x				
	Patent	-				
Commercial Fishing				x		
Angling		x				
Hunting		x				
Crown Land Recreation		x				
Cottages	Crown		x			
	Patent		-			
Remote Cottages			x			
Comm. Lodges	Crown		x			
	Patent		-			
Outpost Camps			x			
Prov. Parks		x				by master plan
Roads		x				
Access Points		x				
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 34 LAND USE CODE S (preservation)

I. Description:

Extent: Upper Narrows - west shore

Area: Crown 1.6 acres (.65h) Patent - Water -

Present use and development: camping & day use recreation

Present degree of residential development: none

Problems/Issues /Sensitive features: historic resources

II. Area Land Use Policy:

General Purpose: protection of historic resources & recreational value of area

Permitted uses: crown land recreation

Restrictions: no sale or lease of Crown land

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		x			
	Patent		-			
Forestry	Crown		x			
	Patent		-			
Trapping	Crown		x			
	Patent		-			
Commercial Fishing		x				
Angling		x				
Hunting		x				
Crown Land Recreation		x				
Cottages	Crown		x			
	Patent		-			
Remote Cottages			x			
Comm. Lodges	Crown		x			
	Patent		-			
Outpost Camps			x			
Prov. Parks			x			
Roads			x			
Access Points			x			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 35 LAND USE CODE R (recreation)

I. Description:

Extent: Crown subdivision in Three Mile Bay - north shore

Area: Crown 2.4 acres (1h) Patent 13.1 acres(5.3h) Water -

Present use and development: private recreation

Present degree of residential development: very dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: private recreation

Permitted uses:

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		-			
	Patent		x			
Forestry	Crown		-			
	Patent		x			
Trapping	Crown	-				
	Patent	x				
Commercial Fishing			x			
Angling		x				
Hunting		x				
Crown Land Recreation			x			
Cottages	Crown	-				
	Patent	x				
Remote Cottages			x			
Comm. Lodges	Crown		-			
	Patent		x			
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points			x			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 36 LAND USE CODE R (recreation)

I. Description:

Extent: old mining locations in Upper Lake

Area: Crown - Patent 1,028.5 acres (416.2h) Water -

Present use and development: private recreation

Present degree of residential development: range from none to very dense

Problems/Issues /Sensitive features: some are adjacent to sensitive shoreline

II. Area Land Use Policy:

General Purpose: recognize the existing use of old mining claims

Permitted uses: private recreation

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		-			
	Patent		x			
Forestry	Crown		-			
	Patent		x			
Trapping	Crown	-				
	Patent	x				
Commercial Fishing		x				
Angling		x				
Hunting		x				
Crown Land Recreation			x			
Cottages	Crown	-				
	Patent	x				
Remote Cottages			x			
Comm. Lodges	Crown		-			
	Patent		x			
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points			x			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 37 **LAND USE CODE** S (preservation)

I. Description:

Extent: 66' setback east shore of Kashabowie River & all of AL 641 location west side of Kashabowie, 200' shoreline setback on 7UZ to creek plus 2 islands.

Area: Crown 91.1 acres(36.9h) Patent 57.0 acres(23.1h) Water 50.8 acres (20.6h)

Present use and development: private & commercial recreation access to River, road right of way

Present degree of residential development: dense

Problems/Issues /Sensitive features: walleye spawning area & historic resources

II. Area Land Use Policy:

General Purpose: area identified as significant sensitive area needing protection

Permitted uses:

Restrictions: no development that effects historic & biological sensitive features

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		x			
	Patent		x			
Forestry	Crown		x			
	Patent		x			
Trapping	Crown	x				
	Patent	x				
Commercial Fishing			x			
Angling		x				within regulations
Hunting		x				
Crown Land Recreation		x				no development
Cottages	Crown		x			
	Patent	x				additional development must not effect resources
Remote Cottages			x			
Comm. Lodges	Crown		x			
	Patent	x				at existing site
Outpost Camps			x			
Prov. Parks			x			
Roads		x				only if not effect historic - resources
Access Points			x			recommend closure of MTC access
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 38 LAND USE CODE R (recreation)

I. Description:

Extent: east point at Kashabowie River

Area: Crown 3.5 acres (1.4h) Patent 6.5 acres (2.6h) Water -

Present use and development: commercial lodge, outfitting and access to lake, seaplane base

Present degree of residential development: dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: recognition of significant commercial recreation facility

Permitted uses: commercial recreation facilities

Restrictions: adjacent sensitive area may restrict additional development

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		-			
	Patent		x			
Forestry	Crown		-			
	Patent		x			
Trapping	Crown	-				
	Patent	x				
Commercial Fishing			x			
Angling		x				
Hunting		x				
Crown Land Recreation			x			
Cottages	Crown		-			
	Patent		x			
Remote Cottages			x			
Comm. Lodges	Crown	-				
	Patent	x				at existing site
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points	Public		x			commercial permitted
Other (specify)			x			sale of shoreline

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 39 LAND USE CODE U (urban)

I. Description:

Extent: Kashabowie north of Highway to Kashabowie Lake

Area: Crown 99.2 acres (40.1h) Patent 441.3 acres (178.6h) Water -

Present use and development: residences, school, post office, store, public access point, lodges, cottages

Present degree of residential development: very dense

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: recognize the community

Permitted uses: community development as guided by Ministry of Housing

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted Yes	Permitted No	N/A Permitted* Yes	N/A Permitted* No	Restrictions & Targets if applicable
Mining	Crown		X			
	Patent		X			
Forestry	Crown		X			
	Patent		X			
Trapping	Crown	X				
	Patent	X				
Commercial Fishing				X		
Angling		X				
Hunting		X				
Crown Land Recreation		X				
Cottages	Crown		X			
	Patent	X				
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent	X				
Outpost Camps			X			
Prov. Parks			X			
Roads		X				
Access Points		X				to Kashabowie Lake
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 40 LAND USE CODE S (preservation)

I. Description:

Extent: 66' setback of Greenwater Creek and Lake and west to offshore island in Upper Lake

Area: Crown 540.2 acres (218.6h) Patent 1.2 acres(.5h) Water -

Present use and development: trapping,crown land recreation, mining

Present degree of residential development: none

Problems/Issues /Sensitive features: walleye spawning area

II. Area Land Use Policy:

General Purpose:

Permitted uses:

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		-			
Forestry	Crown		X			
	Patent		-			
Trapping	Crown	X				
	Patent	-				
Commercial Fishing			X			
Angling		X				
Hunting		X				
Crown Land Recreation		X				no development
Cottages	Crown		X			
	Patent		X			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads			X			
Access Points			X			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 41 LAND USE CODE R (recreation)

I. Description:

Extent: access to Upper Shebandowan north of Sawmill Bay

Area: Crown 10.8 acres(4.4h) Patent - Water -

Present use and development: public camping & day use recreation

Present degree of residential development: none

Problems/Issues /Sensitive features:

II. Area Land Use Policy:

General Purpose: provide access to Upper Lake

Permitted uses: public recreation - camping boat launch

Restrictions:

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		x			
	Patent		-			
Forestry	Crown		x			
	Patent		-			
Trapping	Crown	x				
	Patent	-				
Commercial Fishing		x				
Angling		x				
Hunting		x				
Crown Land Recreation		x				
Cottages	Crown		x			
	Patent		-			
Remote Cottages			x			
Comm. Lodges	Crown		x			
	Patent		-			
Outpost Camps			x			
Prov. Parks			x			
Roads		x				
Access Points		x				develop with demand to maximum 10 unit access point
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

Area Land Use Policy Form

AREA NO. 42 LAND USE CODE S (preservation)

I. Description:

Extent: 66' setback from Sawmill Creek and Bay to Firefly Creek and west of 2 islands

Area: Crown 60.4 acres (24.4h) Patent - Water 221.2 acres (89.5h)

Present use and development: private recreation, crown land recreation, mining

Present degree of residential development: none

Problems/Issues /Sensitive features: walleye spawning area and historic resources

II. Area Land Use Policy:

General Purpose: protect sensitive biologic & historic resources

Permitted uses: open space recreation

Restrictions: no development that effects sensitive resources

III. Area Land Use Policy Details:

Activities and Developments		Permitted		N/A Permitted*		Restrictions & Targets if applicable
		Yes	No	Yes	No	
Mining	Crown		X			
	Patent		X			
Forestry	Crown		X			
	Patent		X			
Trapping	Crown	X				no cabins
	Patent	X				
Commercial Fishing		X				
Angling		X				
Hunting		X				
Crown Land Recreation		X				no development
Cottages	Crown		X			
	Patent		X			
Remote Cottages			X			
Comm. Lodges	Crown		X			
	Patent		X			
Outpost Camps			X			
Prov. Parks			X			
Roads			X			
Access Points			X			
Other (specify)						

* Not anticipated in near future but should it be proposed in this zone the intent is shown.

APPENDIX B

Draft Brochure

Guidelines for Development Control

Guidelines for Development Control

NOTE: These guidelines were prepared for convenience only. They are intended to indicate only the minimum requirements of the Ministry in the administration of the Restricted Area Order referred to herein.

In response to requests for development controls for the Shebandowan Lake area, the Ministry of Natural Resources has by an Order under Section 13, of The Public Lands Act, designated the following lands a Restricted area.

> All of the islands in Shebandowan Lake and part of the Townships of Begin, Conacher, Hagey, Haines and Lamport and land lying westerly and northerly of the Townships of Haines being distant 1.6 kilometres (1 mile) from the shore of Shebandowan Lake in the District of Thunder Bay.

Purpose of Order

The development policies outlined in these guidelines comprise the general guidelines which will be used by the Ministry in controlling development in the area to meet the social needs of its residents and users and the environmental needs of the Lake.

Within the Restricted Area, no building construction or additions to existing buildings shall be commenced except under the authority of an "Improvement Permit" issued by or under the authority of the District Manager, Ministry of Natural Resources, Box 5000, Thunder Bay, Ontario.

The purpose for which any land or building in the Restricted Area is now used shall not be changed, except under the authority of an Improvement Permit.

These guidelines are intended to set out the permissible uses, the minimum dimensions of lots, the minimum set back from any lakeshore and other factors governing development.

Definitions

"Ancillary" or "Accessory" when used to describe a use, building or structure means a use, building or structure normally incidental or subordinate to the principle use of the main building or structure located on the same lot; but where such main building or structure is a cottage, "accessory building or structure" includes only a guest house, storage shed or steam bath.

"Boathouse" means a detached building or structure used for sheltering a boat or other form of watercraft.

"Building" means a structure having a roof supported by columns or walls or supported directly on the foundation and used for shelter; or accommodation of persons, animals or goods.

"Building Additions" means any change in any one or more of the external dimensions of an existing building or any change in the construction of the external walls or roof thereof.

"Building Lot" means a parcel of land of at least sufficient size to provide the minimum area requirements for its intended use.

"Commercial Use" means the use of any land structure or building for the purpose of offices, or retail buying or setting of goods and/or services.

"Cottage" means a dwelling and for recreational purposes.

"Development" means the severing and subdividing of land for the purpose of erecting a structure.

"Dock" means a structure to protect and secure watercraft or amphibious aircraft.

"Dwelling Unit" means one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons.

"Erect" includes:

(a) The construction, re-construction or re-location of a building or structure.

(b) any preliminary physical operation such as excavating, filling, drainage;

(c) the altering of any existing building or structure by an addition, enlargement, extension, movement of or other structural change; and

(d) the locating or placing of construction materials on land.

"Existing" means an existence on the effective date of the Order.

"Front Lot Line" means the lot line that divides the lot from the lake, river or street upon which it abutts.

"Front Yard" means a yard extending across the full width of a lot and extending from the front lot line to the nearest point of a building or structure situated on the lot.

"Frontage" means the width of a lot measured in a straight line between the two sidelines where the sidelines intersect the front lot line.

"Guest House" means a building without cooking facilities and sanitary services that is accessory to a cottage and is used only for sleeping accommodation.

"Hazard Lands" means lands having undesirable physical characteristics such as unstable soils, flood susceptibility erosion susceptibility, steep slopes or other physical conditions which on the opinion of the Minister renders the lands unsuitable for development.

"High Water Level" means the highest level that the water of Shebandowan Lake would rise on shore as a result of the regional design storm. Using stage discharge information, the regional flood water level is estimated to be at elevation 1480.0 a.s.l.

"Improvement Permit" shall mean an authority in writing to undertake any form of construction, development or physical alternation to a site or any structure on the site, including a sewage disposal system.

"Industrial Use" means the use of any land, structure of building for warehousing, wholesaling or the manufacturing or assembling of goods and/or services.

"In-Filling" means the situation of which a proposed lot is to be located between existing lots which are separated by not more than 152.4 meters (500 feet).

"Living Accommodations" means facilities for running water, sewage disposal and cooking.

"Lot" means a parcel of land described in a deed or other title document legally capable of conveying title to or interest in land or shown as a lot or block on a registered plan of subdivision.

"Lot Coverage" means the combined gross areas of all buildings on the building lot measured at ground level and expressed as a percentage of the lot area.

"Lot of Record" means any leasehold or freehold parcel of land registered under The Land Titles Act or The Registry Act and is on public record in the Land Titles and Registry Office, Thunder Bay, Ontario.

"Lot Width" means the mean distance between the side lines of a surveyed location measured at the midpoint of the mean perpendicular depth of a particular lot of record.

"Main Building" means the building in which is carried on the principle purpose for which the building lot is used.

A "Minimum Floor Area" is calculated on the basis of the exterior perimeter of a building, excluding verandahs, open or screened porches and stoops.

"Minister" means the Minister of Natural Resources.

"Ministry" means the Ministry of Natural Resources.

"Road" means a public highway that is under the jurisdiction of the Province of Ontario or a local roads board, which serves as the principle means of access to lots abutting it.

"Sensitive area" means an area of land or land and water which is considered by the Minister to have special value for the purpose of:

1) scientific research;
2) education and interpretation;
3) species maintenance;
4) preservation and/or conservation of biota, which should be reserved to uses related to those purposes.

"Set Back" means the horizontal distance from the high water level measured back to the nearest part of any building or structure on the lot or the nearest open storage area on the lot.

"Single Family Dwelling" means a separate building containing only one dwelling unit.

General Principles

In reviewing any application for development, the Ministry will take into consideration:

1) the general policies, development guidelines and intents as stated in the Shebandowan Lake Land Use Plan on the approval date and on file in the Ministry's Thunder Bay District Office;
2) the impact of the proposal on Ministry programs;
3) the degree of existing development in the immediate area;
4) the impact of the proposed development on existing development;
5) the present quality of water in the Lake and the capability of the Lake and adjacent land to sustain any increased level of development; and
6) the intended use of the structure by the applicant.

As with any other land development in Ontario, the provisions of The Planning Act must be complied with.

Non-Conforming Uses

Nothing in these guidelines prevents the use of any land, building or structure for any purpose for which it was lawfully being used at the effective date of the Order.

Where a building lot (exclusive of islands) having a lesser frontage, depth or area than that required herein is held under distinct legal and separate ownership, from adjacent building lots on the effective date of the Order, the lot may be used or developed as such use or development otherwise conforms to the requirements of these guidelines and the lot is or can be equipped with water and sanitary facilities as approved by the Ministry of the Environment.

If a building or structure in existence at the time the Order came into effect is damaged or destroyed, nothing in these guidelines prevents the strengthening to a safe condition or the repair or the rebuilding of such building or structure provided that the height, size, volume, use of capacity of the building or structure is not changed. Nothing in these guidelines prevents the improving of water or sewage disposal systems to a health condition if ordered by the Ministry of the Environment.

A non-conforming use cannot be enlarged, extended or changed except under authority of an Improvement Permit issued by the District Manager persuant to the Restricted Area Order.

Improvement Permits

No building or other structure shall be erected, moved, added to or structurally altered without a permit issued by the District Manager, Ministry of Natural Resources. No fee is charged for this permit.

Application for an Improvement Permit

Every application for an Improvement Permit shall be accompanied by plans, in duplicate, drawn to scale and showing the following:

1) the true dimensions of the lot to be built upon or otherwise to be used;

2) the proposed location and the dimensions of any building or structure proposed for such lot; and

3) the location of all existing buildings or structure on the lot; along with a statement signed by the owner and/or leasee disclosing the exact use proposed for the lot and each building or structure and such additional information as the Ministry may consider necessary to determine if such building, structure or use conforms with these guidelines; and a statement describing the use of adjacent land.

Expiry of Improvement

An improvement permit shall be deemed to have expired if the building, structure or improvement in respect of which it was issued has not been commenced within six months from the date of issuance thereof, or if commenced, has not been substantially completed within twelve months from the date of issuance of the permit.

Offences

Subsection 17(3) of The Public Lands Act provides as follows:

> "Every person who erects or causes to be erected a building or structure or makes or causes to be made any improvements on lands in an area designated by the Minister as a restricted area without a permit thereof, any person who contravenes or causes to be contravened any term or condition of a permit issued under the Section is guilty of an offence and on summary conviction is liable to a fine of not more than $500.00."

Further Development

Only limited development will be permitted in the Restricted Area and such development will be governed by the following general policies:

1) Only one main building and one auxiliary building will be allowed on each lot.

2) Only one boathouse will be allowed for each lot and no living accommodations will be permitted in the boathouse. Docking must be suitable to accommodate the on-land use. Policies related to boathouse and dock construction are set out in these guidelines.
3) Additional development will be by severance, approval of which will be considered subject to the guidelines described herein.

4) Commercial and industrial uses will be limited. (see below)

No Development

Development is not permitted on lands;

1) which have hazard land or sensitive area status

2) which are on islands having an area of less than three acres, or

3) where adequate mainland parking and boat launch facilities or alternate road access suitable to the Ministry are not available or cannot be provided by the applicant. (Public access point facilities are not to be used for this purpose)

Policies Relating to Severances

Severance proposals will be considered subject to the following guidelines:

1) All applications for severance must be made to the Ministry of Municipal Affairs and Housing and must reflect the requirements of these guidelines and all guidelines implied or expressed in the Shebandowan Lake Land Use Plan.

2) New lots created by severance must have a minimum frontage of 45 metres (150 feet, a minimum lot width of 45 metres (150 feet), and a minimum area of .4 hectares (1 acre). Topography and site considerations will be made when determining acceptable lot size.

3) Where a back lot development is proposed, each new lot must have a minimum area of .8 hectares (2 acres) and 5 metres (15 feet) of private open space access to the Lake.

4) A dedicated right of access to any newly created parcel must be provided by the proponent to the satisfaction of the Ministry.

5) Subject to these guidelines, a maximum of three lots may be created from a lot of record in existance on or prior to the effective date of the Order.

6) On watercourses less that 244 metres (800 feet) wide, development shall occur only on one bank or be staggered on both banks.

7) In the case of an island the minimum lot depth shall be 61 metres (200 feet).

Policies Relating to Dock or Boathouse Construction

When considering any dock or boathouse proposals, the Ministry requires the following information:

1) An accurate sketch showing the location of proposed improvements in relation to the projected side lines of the property.

2) Letters of comment from abutting property owners.

3) All structures extending with the navigable waters require approval or declaration of exemption from the Federal Ministry of Transport. This approval or exemption may be obtained by making application to Transport Canada, Navigable Waters Protection Officer, Parry Sound Marine Base, P. O. Box 310, Parry Sound, Ontario P2A 2X4

4) Construction details showing:
   a) in the use of dock, the dimensions and type (crib, floating pier, etc.); and
   b) in the case of a boathouse the dimensions including height, roof style, crib, floating pier and the estimated cost.

NOTE: Only single story, low profile boathouses will be permitted and no living accommodations will be permitted in any boathouse.

Policies Relating to the Disposition of Crown Land

No further disposition of Crown land will be made in the restricted area except:

1) Mining land; a 122 metre (400 foot) reservation of surface rights will be made where the lands front on water.

2) Sale and patent of 20 metre (66 foot) shoreline reserves not identified as hazard lands or sensitive areas and in accordance with Ministry policy.

3) Temporary tenure for improvements on water.

4) Land required for servicing existing developments, provided that the proponent can prove to the satisfaction of the Ministry that the facility cannot be accommodated with the lands owned or occupied by the proponent, that the additional land is required for ancillary use only; that the proposed use does not conflict with Ministry programs; and that the proposed use does not change

5) Land required in connections with the expansion or servicing of commercial or industrial developments in compliance with the guidelines implied or expressed in the Shebandowan Lake Land Use Plan.

Policies Relating to Site Control

1) There shall be a minimum 20 metre (66 foot) building set back from the high water level on all parcels of land.

2) A minimum side yard of 7.6 metres (25 feet) is required for the main building. Where an ancillary building is located on an interior side yard or rear yard, it shall not be closer than 1.5 metres (5 feet) to an interior side lot line or the rear lot line.

3) In the case of a dock or boathouse erected in front of a lot, the structure shall not be erected closer than 3 metres (10 feet) to the side lot line or extension thereof and must conform to dock and boathouse policies set out herein.

4) Auxiliary access roads shall be located at least 30 metres (100 feet) from the high water level.

Policies Relating to Commercial and Industrial Development

In the case of applications for new commercial and industrial uses, each application shall be dealt with on its own merits. All applications for commercial or industrial uses shall be accompanied by a site plan, in duplicate, indicating the present uses of the adjoining properties and showing the proposed location of,

1) all structures, utilities and transportation facilities,
2) all material storage areas (if applicable),
3) all areas of proposed dredging, and
4) all screening and buffer areas (if applicable).

The applicant shall obtain and submit the comments of property owners regarding the proposed development.

When reviewing an application, the Ministry will take into consideration:

1) the degree of existing development in the immediate area;
2) the impact of the proposed development on existing development;
3) the present quality of water and the capacity of the body of water to sustain an increased level of development;
4) the existing uses of the area;

MAPS NOT

FILMED

CARTES

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MAPS NOT

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